

**FULTON COUNTY BOARD OF COMMISSIONERS
FIRST REGULAR MEETING**

May 6, 2026
10:00 AM



Fulton County Government Center
Assembly Hall
141 Pryor Street SW
Atlanta, Georgia 30303



A G E N D A

CALL TO ORDER: Chairman Robert L. Pitts

ROLL CALL: Tonya R. Grier, Clerk to the Commission

Robert L. Pitts, Chairman (At-Large)
Bridget Thorne, Commissioner (District 1)
Bob Ellis, Commissioner (District 2)
Dana Barrett, Commissioner (District 3)
Vacant (District 4)
Marvin S. Arrington, Jr., Commissioner (District 5)
Khadijah Abdur-Rahman, Vice Chair (District 6)

INVOCATION: Reverend Clifton Dawkins, Jr., County Chaplain

PLEDGE OF ALLEGIANCE: Recite in unison

ANNOUNCEMENTS

PLEASE SWITCH ALL ELECTRONIC DEVICES (CELL PHONES, PAGERS, PDAs, ETC.) TO THE SILENT POSITION DURING THIS MEETING TO AVOID INTERRUPTIONS.

IF YOU NEED REASONABLE MODIFICATIONS DUE TO A DISABILITY, INCLUDING COMMUNICATIONS IN AN ALTERNATE FORMAT PLEASE CONTACT THE OFFICE OF THE CLERK TO THE COMMISSION. FOR TDD/TTY OR GEORGIA RELAY SERVICE ACCESS DIAL 711.

CONSENT AGENDA**26-0226 Board of Commissioners**

Adoption of the Consent Agenda - All matters listed on the Consent Agenda are considered routine by the County Commission and will be enacted by one motion. No separate discussion will take place on these items. If discussion of any Consent Agenda item is desired, the item will be moved to the First Regular Meeting Agenda for separate consideration.

26-0227 Board of Commissioners

Proclamations for Spreading on the Minutes.

Proclamation recognizing "Youth Entrepreneurship and Career Expo Appreciation Day. **(Arrington)**
April 18, 2026

Proclamation recognizing "The Pink Awards Foundation Appreciation Day."
(Arrington)
April 18, 2026

Proclamation recognizing "Coach Ayesha Watson Appreciation Day." **(Arrington)**
April 23, 2026

Proclamation recognizing "William Gilbert Remembrance Day." **(Arrington)**
April 25, 2026

Proclamation recognizing "Eagle Scout Ishaan Narayan Raj Appreciation Day."
(Ellis)
April 27, 2026

Proclamation recognizing "The A Stands for Art Appreciation Day." **(Arrington)**
April 30, 2026

Proclamation recognizing "Alphas of Atlanta, Inc. Appreciation Day." **(Arrington)**
April 30, 2026

Proclamation recognizing "Charles Johnson Remembrance Day." **(Arrington)**
April 30, 2026

Proclamation recognizing "ZenCare Express Appreciation Day." **(Arrington)**
May 1, 2026

Proclamation recognizing "Mama Koku Appreciation Day." **(Arrington)**
May 3, 2026

**Development Authority of Fulton County TEFRA
(Tax Equity Fiscal Responsibility Act)**

26-0228 Board of Commissioners

Execution by Chairman Robert L. Pitts of a TEFRA (Tax Equity Fiscal Responsibility Act) for documentation pertaining to the proposed issuance of its Development Authority of Fulton County Revenue Bonds (Georgia Tech Athletic Association Project), Series 2026, in an amount not to exceed \$75,000,000 (the "Bonds").

26-0229 Board of Commissioners

Execution by Chairman Robert L. Pitts of a TEFRA (Tax Equity Fiscal Responsibility Act) for documentation pertaining to the proposed issuance of its Development Authority of Fulton County Revenue Bonds (Madrone-MS Student Housing I, LLC Project), Series 2026 in one or more series and in an amount not to exceed \$165,000,000 (the "Bonds").

Commissioners' District Board Appointments

26-0230 Board of Commissioners

FULTON COUNTY REPARATIONS TASK FORCE

The Reparations Task Force shall have the following members: Each Commissioner shall appoint two (2) members, for a total of 14 members. Each member shall be a resident of Fulton County at the time of the appointment. A member shall serve for a two year term and subject to removal by the appointing Commissioner for cause. No member's term shall exceed that of the appointing Commissioner, but shall remain as a voting member until replaced or reappointed by the successive Commissioner.

Term = 2 years. The Reparations Task Force shall sunset on December 31, 2025 unless continued by action of the Board of Commissioners. At the November 19th, 2025 Second Regular Meeting (Item #25-0891) the Fulton County Board of Commissioners adopted a resolution that extends the term of the Fulton County Reparations Taskforce for a period of two (2) years after the December 21, 2025 end date.

Term below expired: 12/31/2025
Karcheik Sims-Alvarado (**Hall**)

Chairman Pitts has nominated Karcheik Sims-Alvarado for a District reappointment to a term ending December 31, 2027.

Open & Responsible Government**26-0231 Real Estate and Asset Management**

Request approval of a change order less than 10% - Fulton County Department of Real Estate and Asset Management, 24RFP101524K-CRB, Design/Build Services for the Fulton County Public Safety Training Center in the amount not to exceed \$597,580.00 with Hogan Construction Group, LLC/The Collaborative Firm, LLC (Joint Venture) (Atlanta, GA), to modify the existing contract scope of work and for the associated additional cost required to complete the design-build services for the renovation and retrofit of the two-story building (including the installation of an elevator) located at 1281 Fulton Industrial Boulevard, Atlanta, GA 30336, which will accommodate the Fulton County Public Safety Training Center. Effective upon BOC approval.

26-0232 Real Estate and Asset Management

Request approval of a Resolution approving a Monthly Parking Agreement between Fulton County, Georgia, a political subdivision of the state of Georgia, and Legacy Parking Company, to provide parking for Superior Court Administration, the Clerk of Superior Court, Community Development, Senior Services, the State Court of Fulton County, the Fulton County Sheriff's Office, and Probate Court of Fulton County; authorizing the Chairman to execute the Monthly Parking Agreement and any related documents; authorizing the County Attorney to approve the Monthly Parking Agreement and any related documents as to form and to make any modifications thereto prior to execution; and for other purposes.

26-0233 Real Estate and Asset Management

Request approval of an Indemnification, Maintenance, and Land Use Agreement for Private Improvement (Indemnification Agreement) between Fulton County, a political subdivision of the State of Georgia, and Arkan Bethany, LLC, for the purpose of granting conditional approval to allow stormwater infrastructure to remain within a portion of the County's existing sanitary sewer easement at 3475-95 Bethany Bend, Milton, Georgia 30004.

26-0234 Real Estate and Asset Management

Request approval of a Water Easement Dedication of 18,439 square feet to Fulton County, a political subdivision of the State of Georgia, from SWVP Alpharetta LLC, for the purpose of constructing the Continuum Alpharetta - Multifamily Project at 5555 Windward Parkway, Alpharetta, Georgia 30004.

26-0235 Real Estate and Asset Management

Request approval of a Sewer Easement Dedication of 8,946 square feet to Fulton County, a political subdivision of the State of Georgia, from CHIDF Atlanta Hunter Road II, LLC, for the purpose of constructing the Hunter Road Project at 5190 Mason Road, Union City, Georgia 30291.

Health and Human Services**26-0236 Community Development**

Request approval of a recommended proposal - Department of Community Development, 25RFP1501517B-RT, Tenant Based Rental Assistance Program in the amount not to exceed \$1,200,000.00 with the Urban League of Greater Atlanta (Atlanta, Georgia) to carry out implementation of the day to day administration of the Tenant Based Rental Assistance Program (TBRA), a federal government grant assisted program aimed at providing rental assistance to eligible low to moderate income households, specifically those at or below 80% of the Area Median Income (AMI). The Tenant Based Rental Assistance Program (TBRA) contract is 100% grant funded. Effective upon BOC Approval to December 31, 2026, with one (1) year renewal option.

Infrastructure and Economic Development**26-0237 Select Fulton**

Request approval to amend an existing contract - Department of Economic Development, Select Fulton Workforce Development Division, 22RFP0121B-PS, WIOA Adult and Dislocated Worker Services, to include required federal award identification information into sub-awards with Arbor E&T, LLC dba Equus Workforce Solutions (Equus) (Louisville, KY) to provide comprehensive career services for Adult and Dislocated Workers for the Fulton County Local Workforce Development Board. Effective upon BOC approval. 100% grant funded.

26-0238 Select Fulton

Request approval to amend an existing contract - Department of Economic Development, Select Fulton Workforce Development Division, 22RFP0120B-PS, WIOA Youth Services, to Include required federal award identification information into subawards with Arbor E&T, LLC dba Equus Workforce Solutions (Equus) (Louisville, KY) to provide comprehensive career services for Youth Workers for the Fulton County Local Workforce Development Board. Effective upon BOC approval. 100% grant funded.

26-0239 Select Fulton

Request approval to amend an existing contract - Department of Economic Development, Select Fulton Workforce Development Division, 22RFP0119B-PS, WIOA One Stop Operator Services, to Include required federal award identification information into sub-awards with Arbor E&T, LLC dba Equus Workforce Solutions (Equus) (Louisville, KY) to provide coordination of providers for the Fulton County Local Workforce Development Board. Effective upon BOC approval. 100% grant funded.

Justice and Safety

26-0240 District Attorney

Request approval of the 2026 Equitable Sharing Agreement and Certification with the U.S. Department of Justice for the Fulton County District Attorney Office, establishing the requirements for participation in the Federal Equitable Sharing Program and the restrictions upon the use of federally forfeited cash, property, or proceeds.

FIRST REGULAR MEETING AGENDA

26-0241 Board of Commissioners

Adoption of the First Regular Meeting Agenda.

26-0242 Clerk to the Commission

Ratification of Minutes.

First Regular Meeting Minutes, April 1, 2026

Second Regular Meeting Post Agenda Minutes, April 15, 2026

26-0243 Board of Commissioners

Presentation of Proclamations and Certificates.

Proclamation recognizing “Mental Health Awareness Month.”
(Pitts/BOC)

Proclamation recognizing “Public Service Recognition Week.”
(Pitts/BOC)

Proclamation recognizing “Southern Center for Human Rights Appreciation Day.”
(Pitts/Abdur-Rahman)

Proclamation recognizing “Older Americans Month.” **(Abdur-Rahman/BOC)**

Proclamation recognizing “Fulton County Certified Public Managers Appreciation Day.” **(Arrington/BOC)**

PUBLIC HEARINGS**26-0244 Board of Commissioners**

Public Comment - Citizens are allowed to voice County related opinions, concerns, requests, etc. during the Public Comment portion of the Commission meeting. **Priority for public comment will be given to Fulton County citizens and those individuals representing businesses or organizations located within Fulton County, including their employees, whether such persons are commenting in-person, via emails or via Zoom or other electronic media (i.e., phone call). Non-Fulton County citizens will only be heard after all in-person Fulton County citizens, representatives of business and organizations located within Fulton County, including their employees, have been heard and the time allotted for public comment has not expired, except as otherwise provided in this code section. County staff shall verify the residency of each public speaker prior to such person being heard by the board. Speakers will be granted up to two minutes each. Members of the public will not be allowed to yield or donate time to other speakers. The Public Comment portion of the meeting will not exceed sixty (60) minutes at the First Regular Meeting, nor will this portion exceed sixty (60) minutes at the Second Regular Meeting.** In the event the 60-minute time limit is reached prior to public comments being completed, public comment will be suspended and the business portion of the BOC meeting will commence. Public comment will resume at the end of the meeting. For more information or to arrange a speaking date, contact the Clerk's Office.

COUNTY MANAGER'S ITEMS**Open & Responsible Government****26-0245 Finance**

Request approval to accept the lowest acceptable bid for the County's 2026 Tax Anticipation Notes in the aggregate principal amount of \$325,000,000.00 and approval of an Amendatory and Supplemental Pricing Resolution which authorizes issuance and sale of the \$325,000,000.00 General Fund Tax Anticipation Notes of Fulton County, Georgia, with a maturity date of December 30, 2026.

26-0246 Finance

Presentation, review, and approval of May 6th, 2026, Budget Soundings and Resolution.

26-0247 Finance

Request approval of a recommended proposal - Finance, 25RFP1512496C-MH - Healthcare Benefit Consulting Services in the amount of \$275,000.00 with Segal Consulting to provide Benefits Consulting Services (including: premium rate development, healthcare budget, claims analysis, plan design/cost share analysis, education/training, regulatory compliance, technical assistance) for the County's Medical, Dental and Vision programs. Effective upon execution of contract through December 31, 2026, with two renewal options.

26-0248 Public Works

Request approval of change order greater than 10% - Public Works, 22ITB134130K-JAJ Graham Drive Pump Station Upgrades in an amount not to exceed \$1,444,447.60 with Reeves Young, LLC (Atl., Ga) to provide construction services associated with modernization and upgrade of the Graham Drive Pump Station. Effective upon BOC approval.

26-0249 Real Estate and Asset Management

Request approval of lowest responsible bidder - Department of Real Estate and Asset Management, 25ITB1393653C-MH, Medical and Clinical General Cleaning Services in the amount of \$288,684.13 with Intercontinental Commercial Services, Inc. (ICS) (Lawrenceville, GA), to provide medical and clinical general cleaning services for five selected Fulton County Health facilities: Adamsville Regional Health Center, Center for Rehabilitation, Fulton County Public Health at 10 Park Place, Oak Hill Child, Adolescent and Family Center, and College Park Regional Health Center for the remainder of FY2026 effective May 15, 2026, through December 31, 2026, with two renewal options.

26-0250 Real Estate and Asset Management

Request approval of lowest responsible bidders - Department of Real Estate and Asset Management, 26ITB1560484K-NJH, Roof Maintenance, Repair and Replacement Services Countywide in an amount not to exceed \$1,500,000.00 with (A) RYCARS Construction, LLC (Atlanta, GA) in the amount of \$500,000.00, (B) Ideal Building Solutions, LLC. (Norcross, GA) in the amount of \$500,000.00, and (C) Ben Hill Roofing and Siding Co, Inc (Douglasville, GA) in the amount of \$500,000.00, to provide standby roof maintenance, repair, and replacement services on an "as-needed" basis for Countywide facilities effective April 1, 2026 through December 31, 2026, with two renewal options.

Health and Human Services**26-0251 Public Works**

Request approval to rescind a contract award - Public Works, #25RFP021025K-CRB Progressive Design/Build for the Boat Rock Sanitary Sewer Extension in an amount not to exceed \$637,000.00 with Garney + Gresham Smith. Additionally, request approval to award #25RFP021025K-CRB Progressive Design/Build for the Boat Rock Sanitary Sewer Extension to The Ganey Companies, Inc to provide progressive design services necessary to deliver an 80% design drawing set and a guaranteed maximum price (GMP) associated with completing the construction and design of the petition sanitary sewer project and all associated facilities in an amount not to exceed \$637,000.00. Effective upon execution of contract for 180 consecutive/calendar days upon issuance of the Notice to Proceed.

26-0252 Public Works

Request approval of a recommended proposal - Department of Public Works, 25RFP06272025K-DB, Operation & Maintenance Services for Wastewater Facilities & Pump Stations in the North Fulton Service Area in an amount not to exceed \$28,084,782.00 for the first year (September 1, 2026 through August 31, 2027), with The Inframark-Slater Joint Venture doing business as Fulton County Wastewater Partners ("FCWWP") (Alpharetta, GA) to provide water and wastewater system operations and maintenance management systems in the North Fulton service area. The initial term of the contract is for a five (5) year period effective September 1, 2026, through August 31, 2031, with one (1), five (5) year renewal option.

Justice and Safety**26-0253 Public Defender**

Request approval of a MOU between Fulton County, on behalf of the Office of the Public Defender, and the United Way of Greater Atlanta in the amount of \$70,000.00 to support a select group of chronically homeless individuals released from the Fulton County Jail by providing transitional housing with case management. The MOU will be effective upon approval by the Board of Commissioners until December 31, 2026.

COMMISSIONERS' ACTION ITEMS**26-0220 Board of Commissioners**

Request approval of a Resolution to establish a minimum annual funding level of two hundred fifty thousand dollars and zero cents (\$250,000.00) for Quality Living Services, Inc., and Sadie G. Mays Health and Rehabilitation Center; and for other purposes. **(Arrington) (HELD ON 4/15/26)**

26-0221 Board of Commissioners

Request approval a Resolution directing the County Manager to identify funding in the amount of five hundred thousand dollars (\$500,000.00) for the continuation of Fulton County's Summer Youth Internship Program; and for other purposes. **(Arrington) (HELD ON 4/15/26)**

26-0254 Board of Commissioners

Request approval of a Resolution to establish proposed annual funding for Quality Living Services, Inc., and Sadie G. Mays Health and Rehabilitation Center, in an amount to be determined year to year; and for other purposes. **(Abdur-Rahman)**

26-0255 Board of Commissioners

Request approval of a Resolution directing the County Manager to identify funding in the amount of two hundred fifty thousand dollars (\$250,000) for the continuation of Fulton County's Summer Youth Internship Program; and for other purposes. **(Abdur-Rahman)**

26-0256 Board of Commissioners

Request approval of a Resolution authorizing Fulton County, Georgia to accept a donation of office furniture with a total depreciated value of \$24,290.00 from Public Partnerships LLC; authorizing the relocation of the donated furniture from Public Partnerships LLC to various County locations, including but not limited to County Senior Service Centers and 4700 North Point Parkway; authorizing the Chairman to execute any documents needed to memorialize and accept the donation; authorizing the County Attorney to approve any necessary documents as to form and make modifications thereto prior to execution by the Chairman; and for other purposes. **(Thorne)**

26-0257 Board of Commissioners

Request approval of a Resolution to support affordable housing in the English Avenue neighborhood by approving a grant from funds previously set aside to aid in the construction of a 26-unit affordable multifamily development, and for other purposes. **(Barrett/Abdur-Rahman)**

26-0258 Board of Commissioners

Request approval of a Resolution to support affordable housing in the English Avenue neighborhood by approving a grant from funds previously set aside to aid in the construction of 14 permanently affordable duplex and single-family homes for sale, and for other purposes. **(Barrett/Abdur-Rahman)**

26-0259 Board of Commissioners

Request approval of a Resolution to accept a mural painting from the estate of Helene S. Mills; to designate its placement in the lobby of the Helene S. Mills Senior Center, if possible; and for other purposes. **(Pitts)**

Commissioners' Full Board Appointments**26-0260 Board of Commissioners**
FULTON COUNTY BOARD OF TAX ASSESSORS

The Fulton County Board of Tax Assessors shall be a five-member board, whose members shall be appointed by the full Board of Commissioners of Fulton County upon nomination by any member of the board of commissioners. Of the five members, at least one shall be a resident of the City of Atlanta, at least one shall be a resident of that portion of Fulton County that lies north of the municipal limits of the City of Atlanta, and at least one shall be a resident of that portion of Fulton County that lies south of the municipal limits of the City of Atlanta. Each such member of the board of tax assessors shall meet all eligibility and other professional and other statutory requirements and qualifications provided under Georgia law and shall, upon appointment, take an oath and shall be otherwise appointed as provided by Georgia law.

Terms = 4 years

Term below expires: 6/30/2026
Pamela J. Smith (**BOC/Post 2**)

Chairman Pitts has nominated Pamela J. Smith to a Full Board reappointment to a term ending June 30, 2030.

COMMISSIONERS' PRESENTATION AND DISCUSSION ITEMS**26-0261 Board of Commissioners**
Discussion: Naphcare (**Arrington**)**26-0262 Board of Commissioners**
Discussion: Executive Detail Policy (**Arrington**)**26-0263 Board of Commissioners**
Discussion: Elections - Voter Information (**Thorne**)**26-0264 Board of Commissioners**
Discussion: Utilization of funds committed for improving jail detention staffing and the detention staffing hiring process (**Ellis**)**26-0265 Board of Commissioners**
Discussion: World Cup Preparedness (**Pitts**)**26-0266 Board of Commissioners**
Discussion: Update: Implementation of five-point plan (**Pitts**)

EXECUTIVE SESSION

26-0267 Board of Commissioners

Executive (**CLOSED**) Sessions regarding litigation (**County Attorney**), real estate (**County Manager**), and personnel (**Pitts**).

ADJOURNMENT



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0227

Meeting Date: 5/6/2026

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Proclamations for Spreading on the Minutes.

Proclamation recognizing “Youth Entrepreneurship and Career Expo Appreciation Day. **(Arrington)**
April 18, 2026

Proclamation recognizing “The Pink Awards Foundation Appreciation Day.” **(Arrington)**
April 18, 2026

Proclamation recognizing “Coach Ayesha Watson Appreciation Day.” **(Arrington)**
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Proclamation recognizing “William Gilbert Remembrance Day.” **(Arrington)**
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April 27, 2026

Proclamation recognizing “The A Stands for Art Appreciation Day.” **(Arrington)**
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Proclamation recognizing “ZenCare Express Appreciation Day.” **(Arrington)**
May 1, 2026

Proclamation recognizing “Mama Koku Appreciation Day.” **(Arrington)**
May 3, 2026



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0228

Meeting Date: 5/6/2026

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Execution by Chairman Robert L. Pitts of a TEFRA (Tax Equity Fiscal Responsibility Act) for documentation pertaining to the proposed issuance of its Development Authority of Fulton County Revenue Bonds (Georgia Tech Athletic Association Project), Series 2026, in an amount not to exceed \$75,000,000 (the "Bonds").

April 29, 2026

Via Hand Delivery

Ms. Tonya Grier
Clerk to the Commission
Fulton County Board of Commissioners
141 Pryor Street, S.W.
Atlanta, Georgia 30303

Re: Development Authority of Fulton County Revenue Bonds (Georgia Tech Athletic Association Project), Series 2026

Dear Ms. Grier:

As attorney for the Development Authority of Fulton County (the "Issuer"), I am enclosing herewith for the signature of Chairman Pitts four copies of the TEFRA certificate, with attached standard supporting documentation, pertaining to the proposed issuance of its Development Authority of Fulton County Revenue Bonds (Georgia Tech Athletic Association Project), Series 2026, in an amount not to exceed \$75,000,000 (the "Bonds"). The Bonds will be issued for the benefit of Georgia Tech Athletic Association, a Georgia non-profit corporation (the "Borrower") and an entity affiliated with the Georgia Institute of Technology, a unit of the University System of Georgia ("Georgia Tech"), for the purpose of financing (a) certain capital projects on the campus of Georgia Tech at 225 North Avenue, NW, Atlanta, Georgia 30332, including the acquisition, construction, installation, renovation, enhancing and equipping of improvements to athletic, administrative, educational and recreational facilities located on the campus of Georgia Tech in Atlanta, Georgia, including, without limitation, improvements to seating, premium and hospitality areas, fan amenities, and overall venue infrastructure for Bobby Dodd Stadium, and (b) costs of issuance of the Bonds. The Borrower's facilities financed by the Bonds will be owned or operated by the Borrower, Georgia Tech or entities affiliated with Georgia Tech.

Please note that the Borrower commits to comply with the Issuer's Minority and Female Business Enterprises Policy, which was revised April 22, 2008, in accordance with the Fulton County Board of Commissioners Resolution adopted April 2, 2008, and the Borrower projects minority and female participation in the project to be approximately 10-15%.

If you or Chairman Pitts have any questions, please call me. Otherwise, please ask Chairman Pitts to execute the enclosed certificates at his earliest opportunity, and please then

April 29, 2026

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return at least three executed certificates with supporting documentation to me at your earliest opportunity for further processing.

Thank you for your cooperation in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sandra Z. Zayac".

Sandra Z. Zayac

SZZ

Enclosures

cc: Mr. Richard Anderson (w/o encl.)

County Manager

cc: Ms. Y. Soo Jo

County Attorney

**CERTIFICATE OF CHAIRMAN OF FULTON COUNTY BOARD OF
COMMISSIONERS REGARDING PUBLIC APPROVAL FOR DEVELOPMENT
AUTHORITY OF FULTON COUNTY
PROPOSED REVENUE BONDS FOR
GEORGIA TECH ATHLETIC ASSOCIATION**

The undersigned is the Chairman of the Fulton County Board of Commissioners, and as such is the designated chief elected executive official of Fulton County. Georgia Tech Athletic Association, a Georgia non-profit corporation (the "Company") and an entity affiliated with the Georgia Institute of Technology, a unit of the University System of Georgia ("Georgia Tech") proposes to finance (a) certain capital projects on the campus of Georgia Tech at 225 North Avenue, NW, Atlanta, Georgia 30332, including the acquisition, construction, installation, renovation, enhancing and equipping of improvements to athletic, administrative, educational and recreational facilities located on the campus of Georgia Tech in Atlanta, Georgia, including, without limitation, improvements to seating, premium and hospitality areas, fan amenities, and overall venue infrastructure for Bobby Dodd Stadium (collectively, the "Project"), and (b) costs of issuance of the Bonds (as defined below).

The Project is to be financed from the proceeds of revenue bonds to be issued by the Development Authority of Fulton County (the "Issuer") in the aggregate principal amount not to exceed \$75,000,000 (the "Bonds"). The initial owner, operator or manager of the facilities financed by the Bonds will be the Company, Georgia Tech or entities affiliated with Georgia Tech. The facilities financed by the Bonds are located on the campus of Georgia Tech in the City of Atlanta, Fulton County.

On April 13, 2026, notice of the public hearing (the "Notice") was published on the website of the Issuer. The Notice was designed to apprise residents of Fulton County of the proposed issuance of the Bonds by the Issuer and was published not less than 7 days before the scheduled date of the public hearing referred to in the Notice. A copy of the Publisher's Affidavit including a copy of the Notice is attached as Exhibit "A" to the Certification of Hearing Officer (the "Certification") dated April 27, 2026, which is attached hereto.

On April 27, 2026, a public hearing (the "Hearing") with regard to the issuance of the Bonds was held at 11:00 a.m. via teleconference in accordance with Revenue Procedure 2022-20. The Hearing was accessible to the residents of the approving governmental unit by calling a toll-free telephone number. The public was invited to join by dialing 888-573-8199 (Participant Access Code: 860151145). The Hearing was conducted in a manner that provided a reasonable opportunity for persons with differing views on both the issuance of the Bonds and the location and nature of the Project to be heard, as evidenced by the Certification, which is attached hereto.

The proceedings have been reviewed and determination made that the issuance of the Bonds is legally proper and a placement/investment letter and a Minority and Female Business Enterprise Policy ("MFBE") Utilization Report has been received, as evidenced by the Exhibits "C", "D" and "E", respectively, to the Certification, which is attached hereto.

Based on the foregoing, the undersigned duly approves the issuance of the Bonds as contemplated by the Notice for the purpose of financing the Project for the Company. This approval is solely intended to comply with the provisions of Section 147(f) of the Internal Revenue Code of 1986, as amended, and shall not result in or impose any pecuniary liability upon or constitute a lien upon the property or a claim against Fulton County, the State of Georgia, or a political subdivision thereof.

This ____ day of _____, 2026.

Robert L. Pitts
Chairman, Board of Commissioners of
Fulton County, Georgia

Approved as to form:



Attorney

**CERTIFICATION
RELATIVE TO THE ISSUANCE OF
DEVELOPMENT AUTHORITY OF FULTON COUNTY
PROPOSED REVENUE BONDS
(GEORGIA TECH ATHLETIC ASSOCIATION)**

WHEREAS, the DEVELOPMENT AUTHORITY OF FULTON COUNTY (the “Issuer”) is considering adoption of or has adopted a Resolution (the “Resolution”) providing for the issuance of Development Authority of Fulton County Revenue Bonds related to the Project, in an amount not to exceed \$75,000,000 (the “Bonds”); and

WHEREAS, prior to the adoption of the Resolution, notice of public hearing (the “Notice”) was published on April 13, 2026 on the website of the Issuer, as evidenced by the copy of Publisher's Affidavit including a copy of the Notice attached hereto as Exhibit “A”. The Notice was designed to apprise residents of Fulton County of the proposed issuance of the Bonds by the Issuer and was published not less than 7 days before the scheduled date of the public hearing referred to in the Notice; and

WHEREAS, on April 27, 2026, a public hearing (the “Hearing”) with regard to the issuance of the Bonds was held at 11:00 a.m. via teleconference in accordance with Revenue Procedure 2022-20. The Hearing was accessible to the residents of the approving governmental unit by calling a toll-free telephone number. The public was invited to join by dialing 888-573-8199 (Participant Access Code: 860151145). The Hearing was conducted by the undersigned as authorized hearing officer for the Issuer in a manner that provided a reasonable opportunity to be heard for persons with differing views on both the issuance of the Bonds and the location and nature of the Project; and

WHEREAS, the names and addresses of all parties attending the Hearing, together with a summary of matters discussed at the Hearing, are set forth on the Hearing Report attached hereto as Exhibit “B”; and

WHEREAS, the documents involved in the proposed issuance of the Bonds have been approved by the attorney for the Issuer, as evidenced by an opinion letter attached hereto as Exhibit “C”; and


WHEREAS, a placement/investment letter relating to the contemplated placement or underwriting and sale of the Bonds, a copy of which is attached hereto as Exhibit “D”, has been furnished to the Issuer, as required by procedures adopted by the Board of Commissioners of Fulton County;

WHEREAS, a Minority and Female Business Enterprise Policy (“MFBE”) Utilization Report, a copy of which is attached hereto as Exhibit “E”, has been furnished to the Issuer, as required by procedures adopted by the Board of Commissioners of Fulton County;

WHEREAS, a copy of the Issuer's Minority and Female Business Enterprise Policy is attached hereto as Exhibit “F”, as required by procedures adopted by the Board of Commissioners of Fulton County;

NOW, THEREFORE, the undersigned does hereby certify the above facts are true and correct and does request the Board of Commissioners of Fulton County approve the issuance of the Development Authority of Fulton County Revenue Bonds (Georgia Tech Athletic Association Project) Series 2026, for the purpose of complying with Section 147(f) of the Internal Revenue Code of 1986.

Given under my hand and seal of the Issuer, this 27th day of April, 2026.



ANSLY P. MOYER
Hearing Officer, Development
Authority of Fulton County

EXHIBIT "A"

(PUBLISHER'S AFFIDAVIT)

AFFIDAVIT OF PUBLICATION

Personally appeared before the undersigned authorized to administer oaths, Shannon Robinson, who upon being duly sworn deposes and says as follows:

I am the Administrative & Project Support Manager of the *Development Authority of Fulton County*, a public body corporate and politic, duly created by the Development Authorities Law, O.C.G.A. § 36-62-1, *et seq.* and activated by resolution, as amended, of the governing body of Fulton County. Pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended (26 C.F.R. § 1.147(f)-1 (2018)), public notice has been given by electronic posting on the public website of the *Development Authority of Fulton County*, the on-behalf-of issuer, as an alternative to the public website of the approving governmental unit. Attached hereto is a true and correct copy of the publication of the TEFRA Notice concerning Georgia Tech Athletic Association, which was published on the *Development Authority of Fulton County* website (<https://www.developfultoncounty.com/tefra-notices>) in an area of the website used to inform its residents about events affecting the residents on the following date: April 13, 2026.



Shannon Robinson

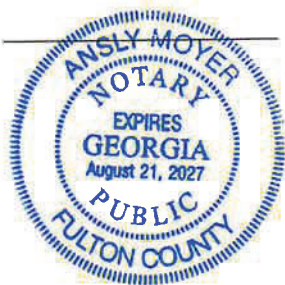
Sworn to and subscribed before me
this 29th day of April, 2026.



Notary Public, State of Georgia

My commission expires: _____

[NOTARY SEAL]



**NOTICE OF PUBLIC HEARING ON PROPOSED
REVENUE BONDS TO BE ISSUED BY THE
DEVELOPMENT AUTHORITY OF FULTON COUNTY**

Notice is hereby given that on the 27th day of April, 2026, at 11:00 a.m., the hearing officer of the Development Authority of Fulton County (the “Issuer”) will hold a public hearing via teleconference concerning the proposed issuance of revenue bonds in one or more series (the “Bonds”) by the Issuer in the aggregate principal amount of not to exceed \$75,000,000, to be issued for the benefit of Georgia Tech Athletic Association, a Georgia non-profit corporation (the “Borrower”) and an affiliated organization of the Georgia Institute of Technology, a unit of the University System of Georgia (“Georgia Tech”), for the purpose of financing certain capital projects on the campus of Georgia Tech at 225 North Avenue, NW, Atlanta, Georgia 30332, including the acquisition, construction, installation, renovation, enhancing and equipping of improvements to athletic, administrative, educational and recreational facilities located on the campus of Georgia Tech in Atlanta Georgia, including, without limitation, improvements to seating, premium and hospitality areas, fan amenities, and overall venue infrastructure for Bobby Dodd Stadium (collectively, the “Project”), and the costs of issuance of the Bonds. The Project will be operated and used by the Borrower, Georgia Tech or entities affiliated with Georgia Tech.

The Bonds, when and if issued, will be the limited obligation of the Issuer and will not constitute a general obligation of the State of Georgia, Fulton County, Georgia or the Issuer, nor shall the Bonds be payable in any manner by taxation, but are payable solely from the payments made by or on behalf of the Borrower to the Issuer, pursuant to an agreement between the Issuer and the Borrower, which are pledged to the payment of the Bonds. The issuance of Bonds is in furtherance of the public purpose of the Issuer.

The hearing will be held before a hearing officer designated by the Issuer via teleconference in accordance with Revenue Procedure 2022-20 and will be accessible to the residents of Fulton County, Georgia by dialing 888-573-8199 (Participant Access Code: 860151145). Any interested party having views on the proposed issuance of the Bonds or the nature or location of the proposed Project may be heard at such public hearing by joining the teleconference meeting as instructed herein.

THE ISSUER WILL NOT CONDUCT ANY PERFORMANCE AUDIT OR PERFORMANCE REVIEW WITH RESPECT TO THE BONDS AS SUCH TERMS ARE DESCRIBED IN SECTION 36-82-100, OFFICIAL CODE OF GEORGIA ANNOTATED.

DEVELOPMENT AUTHORITY OF FULTON COUNTY

EXHIBIT "B"

(HEARING REPORT)

1. The names and addresses of all parties present for the Hearing are as follows:

No parties were in attendance.

2. The matters discussed at the Hearing are summarized as follows:

Because no parties were present at the Hearing, no matters were discussed.

EXHIBIT "C"

(LETTER OF AUTHORITY ATTORNEY)

April 29, 2026

The Board of Commissioners
of Fulton County
Atlanta, Georgia

Development Authority of
Fulton County
Atlanta, Georgia

Dear Sir or Madam:

We are delivering this opinion in compliance with the requirements of the Chairman of the Fulton County Commission relative to approval of financing.

This opinion is to accompany the approval of the Issuer and Financing described as follows:

- Issuer: Development Authority of Fulton County
- Financing: Revenue Bonds in the aggregate principal amount not to exceed \$75,000,000 (the "Bonds")
- Borrower: Georgia Tech Athletic Association.
- Project: To finance (a) certain capital projects on the campus of the Georgia Institute of Technology at 225 North Avenue, NW, Atlanta, Georgia 30332, including the acquisition, construction, installation, renovation, enhancing and equipping of improvements to athletic, administrative, educational and recreational facilities located on the campus of Georgia Tech in Atlanta, Georgia, including, without limitation, improvements to seating, premium and hospitality areas, fan amenities, and overall venue infrastructure for Bobby Dodd Stadium, and (b) costs of issuance of the Bonds.

Public hearing was held before the Development Authority of Fulton County on April 27, 2026, pursuant to an advertisement appearing on the website of the Development Authority of Fulton County on April 13, 2026.

September 25, 2023

Page 2

In rendering this opinion, with your permission, we have relied conclusively on representations of representatives of the Issuer, the Borrower, or both as to the correctness of the information set forth above.

Based on the foregoing, we are of the opinion that the Issuer is authorized under the laws of the State of Georgia to issue financing for projects of the type and nature described hereinabove pursuant to Article IX, Section VI, Paragraph III, of the Constitution of Georgia of 1983, as amended, the Development Authorities Law (O.C.G.A. 36-62-1 et seq.) and the Revenue Bond Law (O.C.G.A. 36-82-60 et seq.).

This opinion relates solely to the application relating to the Financing identified above as submitted by or on behalf of the Borrower to the Issuer, and is rendered solely to the parties to whom it is addressed. This opinion is not to be used for any other purpose, quoted in whole or in part, relied upon by or delivered to any other person or party.

Sincerely,



Sandra Z. Zayac

SZZ
Enclosures

EXHIBIT “D”

(Placement/Investment Letter)

April 21, 2026

Development Authority of Fulton County
c/o Sandy Zayac, Esq.
Arnall Golden Gregory LLP
171 17th Street NW, Suite 2100
Atlanta, Georgia 30363

Dear Sir or Madam:

In connection with the public hearing, pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended, relating to the Development Authority of Fulton County (the "Issuer") and Georgia Tech Athletic Association (the "Borrower"), we are pleased to provide our preliminary view regarding the ability of the Issuer and the Borrower to raise up to \$75,000,000 of debt financing. Our view is based on our understanding of the transaction as it is presently structured, including our current knowledge of the operations, tax status, financial results, conditions and prospects of the Issuer and the Borrower and general economic, industry and market conditions. We note also that our view is based upon the limited information we have been provided by the Issuer and the Borrower to date regarding the transaction and, as we have not had the opportunity to conduct due diligence, we understand that we will be provided the opportunity to conduct thorough due diligence prior to any financing or commitment.

Based upon and subject to the terms of this letter, we are pleased to confirm that it is our preliminary view that, based upon current market conditions, up to \$75,000,000 of debt securities of the Issuer could be sold in the debt capital markets. No assurance can be given that any financing will be available on terms acceptable to the Issuer or the Borrower, or at all. Our views in this letter are based on our understanding of the transaction as currently contemplated and are also subject to (i) satisfactory completion of the financing documents; (ii) satisfactory completion of an offering document for the financing; (iii) satisfactory completion of legal, accounting, financial and other due diligence customary in similar capital markets transactions; and (iv) the absence of any material adverse change in the condition, business, results, operations or prospects of the Issuer or the Borrower.

Furthermore, our view is subject to there not having occurred; (a) any general suspension of, or limitation on prices for, trading in securities in the New York Stock Exchange; (b) any suspension of trading in any securities of the Issuer or the Borrower; (c) any material adverse change in financial market conditions; (d) any declaration of a banking moratorium or any suspension of payments in respect of banks generally in New York or Georgia; or (e) any outbreak or escalation of hostilities or any other calamity or crisis that, in our judgment, is material and adverse.

This letter does not represent and should not be construed as a commitment by J.P. Morgan Securities LLC or any of our respective affiliates to underwrite or arrange any financing for the Issuer or the Borrower and does not constitute an undertaking or contractual commitment to purchase on a principal or agency basis any debt securities of the Issuer or the Borrower. Any commitment to underwrite debt securities of the Issuer or the Borrower will be conditioned on the

J.P.Morgan

execution of a mutually acceptable definitive bond purchase agreement. Nothing expressed or implied in this letter is intended to create legal relations between us or to constitute representations or warranties on which the Issuer or the Borrower may rely.

This letter has been delivered to you for your informational purposes only and is not to be distributed or disclosed to, or otherwise relied upon by, any other person without our consent, except as required by law.

If you have any questions with respect to this letter, do not hesitate to call the undersigned.

Very truly yours,

J.P. MORGAN SECURITIES LLC as
Underwriter

By: 

Peyton Billow
Executive Director

EXHIBIT “E”

(Minority and Female Business Enterprise Policy Utilization Report of Company)

BORROWER'S MFBE UTILIZATION REPORT

This report must be submitted at the earlier of the date of TEFRA approval or final bond resolution, and thereafter, updated reports must be submitted on a quarterly basis, beginning with the first full quarter following the date of final bond resolution, to be received by the tenth day following the last day of the relevant quarter. The report should be mailed/mailed to: Development Authority of Fulton County, 141 Pryor Street, S.W., Suite 2052 (Peachtree Level), Atlanta, Georgia 30303 (sandra.zayac@agg.com). Upon the first submission of this report, please attach a copy of the Borrower's policy on hiring of minorities and females or the Prime Contractor's policy on the utilization of minority and female-owned businesses, as applicable. Please complete the report with "N/A - not applicable for refunding transactions" or mark "Not yet engaged" if contractors or subcontractors have not yet been retained.

| | | | |
|-------------------------|--|-------------------------|--|
| REPORTING PERIOD | | PROJECT NAME: | Bobby Dodd Stadium renovations |
| FROM: | | BOND CAPTION: | Georgia Tech Athletic Association Project, Series 2026A and Series 2026B |
| TO: | | PROJECT ADDRESS: | 150 Bobby Dodd Way, N.W. Atlanta, GA 30332 - 0455 |

| PRIME CONTRACTOR (Identify if MFBE) | | Contract Award Date | Contract Award Amount | Change Order Amount | Contract Period |
|-------------------------------------|--------------------|--|-------------------------|---------------------|--|
| Name: | Brasfield & Gorrie | Pre Construction Contract awarded 5/1/2026 | Not to exceed \$300,000 | | May 1, 2026 through June 2026. Full Construction Contract to be awarded upon bond closing. |
| Address: | | | | | |
| Telephone #: | | | | | |

AMOUNT OF REQUISITION THIS PERIOD: _____ \$0
 TOTAL AMOUNT REQUISITION TO DATE: _____ \$0

SUBCONTRACTOR or VENDOR UTILIZATION (for equipping of Project or acquisition of personal property)
 necessary

Continue on additional page if necessary

| Name of Sub-Contractor or Vendor (Identify if MFBE) | Description of Work or Goods Purchased | Contract Amount | Amount Paid To Date | Amount Requisition This Period | Contract Period | |
|---|--|-----------------|---------------------|--------------------------------|-----------------|-------------|
| | | | | | Starting Date | Ending Date |
| Not Yet Engaged | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| TOTALS | | | | | | |

Borrower's Representative: Frank Hardymon
 Signed by: _____ (Print Name)

Executed By: Frank Hardymon
09377BD1EE08409
 (Signature)

Title: Chief Financial Officer

Address: 150 Bobby Dodd Way, N.W., Atlanta, GA 30332-0455

Phone: 404-915-7598

Date: 4/27/2026 | 9:23 AM EDT
 Email: mhardymon@athletics.gatech.edu

EXHIBIT “F”

**(Copy of Authority’s Minority and Female Business Enterprise Policy
Revisions Adopted April 22, 2008)**

It is the policy of the Development Authority of Fulton County that discrimination against businesses by reason of the race, color, gender or national origin of the ownership of any such business is prohibited. The Company shall utilize contractors, subcontractors, suppliers and vendors that do not discriminate against employees or employment applicants because of race, color, gender or national origin, in connection with the development of the Project. The Company shall also make a good faith effort to utilize, to the extent feasible and reasonable under the circumstances, minority or female owned enterprises in connection with the development of the Project. In furtherance of this effort, the Company shall furnish to the Authority, at or before the earlier of the date of submission of TEFRA approval documentation, if applicable, or of the final bond resolution, a written report (i) projecting its utilization of minority and female owned business enterprises in connection with the construction and/or equipping of the proposed Project, (ii) identifying all significant contractors, subcontractors, suppliers, or vendors engaged or utilized to date in connection with the development of the Project, and (iii) specifically identifying all minority or female owned contractors, subcontractors, suppliers or vendors engaged or utilized to date. The report shall also identify a Company representative who will be responsible for future contact and information regarding minority and female owned business enterprise utilization in connection with Project construction and/or acquisition of personal property in conjunction with the Project. In addition to the aforementioned initial written report, the Company shall file updated reports with the Authority on a quarterly basis, beginning with the first full quarter following the date of final bond resolution and continuing through the date of completion of the Project. The Company shall also consent to on-site monitoring visits by the Authority to evaluate compliance with the Policy.



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0229

Meeting Date: 5/6/2026

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Execution by Chairman Robert L. Pitts of a TEFRA (Tax Equity Fiscal Responsibility Act) for documentation pertaining to the proposed issuance of its Development Authority of Fulton County Revenue Bonds (Madrone-MS Student Housing I, LLC Project), Series 2026 in one or more series and in an amount not to exceed \$165,000,000 (the "Bonds").

April 29, 2026

Via Hand Delivery

Ms. Tonya Grier
Clerk to the Commission
Fulton County Board of Commissioners
141 Pryor Street, S.W.
Atlanta, Georgia 30303

Re: Development Authority of Fulton County Student Housing Revenue Bonds
(Madrone-MS Student Housing I, LLC Project), Series 2026

Dear Ms. Grier:

As attorney for the Development Authority of Fulton County (the "Issuer"), I am enclosing herewith for the signature of Chairman Pitts four copies of the TEFRA certificate, with attached standard supporting documentation, pertaining to the proposed issuance of its Development Authority of Fulton County Student Housing Revenue Bonds (Madrone-MS Student Housing I, LLC Project), Series 2026 in one or more series and in an amount not to exceed \$165,000,000 (the "Bonds"). The Bonds will be issued for the benefit of Madrone-MS Student Housing I, LLC, a Georgia limited liability company (the "Borrower"), the sole member of which is Madrone Community Development Corporation, a California nonprofit public benefit corporation, for the purpose of (a) financing the acquisition, development, construction and equipping of an approximately 360,000 square foot student housing facility to be comprised of approximately 305 units, including approximately 793 beds, and related amenities to be located at 816 through 850 West End Avenue SW in the City of Atlanta, Fulton County, Georgia (an approximately 7.55 acre site bordered by West End Avenue SW to the north, Lee Street SW to the east and the Ray Charles Performing Arts Center to the west) (the "Project") and across the street from the campuses of Morehouse College and Spelman College (collectively, the "Colleges"), (b) paying capitalized interest and certain annual fees during the construction period for the Project, and (c) paying costs of issuance related to the Bonds. The Borrower will own and operate the Project. The real property on which the Project will be located (the "Project Site") is or will be owned by West End Avenue P3, LLC, a Georgia limited liability company, which will operate for the benefit of the Colleges (the "Ground Lessor"), and the Ground Lessor will lease the Project Site to the Borrower for an initial term that will end after the date of final maturity of the Bonds pursuant to a ground lease.

Please note that the Borrower commits to comply with the Issuer's Minority and Female Business Enterprises Policy, which was revised April 22, 2008, in accordance with the Fulton County Board of Commissioners Resolution adopted April 2, 2008, and the Borrower projects minority and female participation in the project to be approximately 15%.

April 29, 2026

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If you or Chairman Pitts have any questions, please call me. Otherwise, please ask Chairman Pitts to execute the enclosed certificates at his earliest opportunity, and please then return at least three executed certificates with supporting documentation to me at your earliest opportunity for further processing.

Thank you for your cooperation in this matter.

Sincerely,



Sandra Z. Zayac

SZZ

Enclosures

cc: Mr. Richard Anderson (w/o encl.)
County Manager
cc: Ms. Y. Soo Jo
County Attorney

**CERTIFICATE OF CHAIRMAN OF FULTON COUNTY BOARD OF
COMMISSIONERS REGARDING PUBLIC APPROVAL FOR DEVELOPMENT
AUTHORITY OF FULTON COUNTY
PROPOSED STUDENT HOUSING REVENUE BONDS FOR
MS-MADRONE STUDENT HOUSING I, LLC**

The undersigned is the Chairman of the Fulton County Board of Commissioners, and as such is the designated chief elected executive official of Fulton County. Madrone-MS Student Housing I, LLC, a Georgia limited liability company (the “Borrower”), the sole member of which is Madrone Community Development Corporation, a California nonprofit public benefit corporation, proposes to finance (a) the acquisition, development, construction and equipping of an approximately 360,000 square foot student housing facility to be comprised of approximately 305 units, including approximately 793 beds, and related amenities to be located at 816 through 850 West End Avenue SW in the City of Atlanta, Fulton County, Georgia (an approximately 7.55 acre site bordered by West End Avenue SW to the north, Lee Street SW to the east and the Ray Charles Performing Arts Center to the west) (the “Project”) and across the street from the campuses of Morehouse College and Spelman College (collectively, the “Colleges”), (b) capitalized interest and certain annual fees during the construction period for the Project, and (c) costs of issuance related to the hereinafter defined Bonds.

The Project is to be financed from the proceeds of student housing revenue bonds to be issued by the Development Authority of Fulton County (the “Issuer”) in one or more series and in the aggregate principal amount not to exceed \$165,000,000 (the “Bonds”). The Borrower will own and operate the Project. The real property on which the Project will be located (the “Project Site”) is or will be owned by West End Avenue P3, LLC, a Georgia limited liability company, which will operate for the benefit of the Colleges (the “Ground Lessor”), and the Ground Lessor will lease the Project Site to the Borrower for an initial term that will end after the date of final maturity of the Bonds pursuant to a ground lease.

On April 13, 2026, notice of the public hearing (the “Notice”) was published on the website of the Issuer. The Notice was designed to apprise residents of Fulton County of the proposed issuance of the Bonds by the Issuer and was published not less than 7 days before the scheduled date of the public hearing referred to in the Notice. A copy of the Publisher's Affidavit including a copy of the Notice is attached as Exhibit “A” to the Certification of Hearing Officer (the “Certification”) dated April 27, 2026, which is attached hereto.

On April 27, 2026, a public hearing (the “Hearing”) with regard to the issuance of the Bonds was held at 11:00 a.m. via teleconference in accordance with Revenue Procedure 2022-20. The Hearing was accessible to the residents of the approving governmental unit by calling a toll-free telephone number. The public was invited to join by dialing 888-573-8199 (Participant Access Code: 860151145). The Hearing was conducted in a manner that provided a reasonable opportunity for persons with differing views on both the issuance of the Bonds and the location and nature of the Project to be heard, as evidenced by the Certification, which is attached hereto.

The proceedings have been reviewed and determination made that the issuance of the Bonds is legally proper and a placement/investment letter and a Minority and Female Business

Enterprise Policy ("MFBE") Utilization Report has been received, as evidenced by the Exhibits "C", "D" and "E", respectively, to the Certification, which is attached hereto.

Based on the foregoing, the undersigned duly approves the issuance of the Bonds as contemplated by the Notice for the purpose of financing the Project for the Borrower. This approval is solely intended to comply with the provisions of Section 147(f) of the Internal Revenue Code of 1986, as amended, and shall not result in or impose any pecuniary liability upon or constitute a lien upon the property or a claim against Fulton County, the State of Georgia, or a political subdivision thereof.

This ____ day of _____, 2026.

Robert L. Pitts
Chairman, Board of Commissioners of
Fulton County, Georgia

Approved as to form:



Attorney

**CERTIFICATION
RELATIVE TO THE ISSUANCE OF
DEVELOPMENT AUTHORITY OF FULTON COUNTY
PROPOSED STUDENT HOUSING REVENUE BONDS
(MADRONE-MS STUDENT HOUSING I, LLC PROJECT)**

WHEREAS, the DEVELOPMENT AUTHORITY OF FULTON COUNTY (the “Issuer”) is considering adoption of or has adopted a Resolution (the “Resolution”) providing for the issuance of Development Authority of Fulton County Student Housing Revenue Bonds related to the Project, in one or more series and in an amount not to exceed \$165,000,000 (the “Bonds”); and

WHEREAS, prior to the adoption of the Resolution, notice of public hearing (the “Notice”) was published on April 13, 2026 on the website of the Issuer, as evidenced by the copy of Publisher's Affidavit including a copy of the Notice attached hereto as Exhibit “A”. The Notice was designed to apprise residents of Fulton County of the proposed issuance of the Bonds by the Issuer and was published not less than 7 days before the scheduled date of the public hearing referred to in the Notice; and

WHEREAS, on April 27, 2026, a public hearing (the “Hearing”) with regard to the issuance of the Bonds was held at 11:00 a.m. via teleconference in accordance with Revenue Procedure 2022-20. The Hearing was accessible to the residents of the approving governmental unit by calling a toll-free telephone number. The public was invited to join by dialing 888-573-8199 (Participant Access Code: 860151145). The Hearing was conducted by the undersigned as authorized hearing officer for the Issuer in a manner that provided a reasonable opportunity to be heard for persons with differing views on both the issuance of the Bonds and the location and nature of the Project; and

WHEREAS, the names and addresses of all parties attending the Hearing, together with a summary of matters discussed at the Hearing, are set forth on the Hearing Report attached hereto as Exhibit “B”; and

WHEREAS, the documents involved in the proposed issuance of the Bonds have been approved by the attorney for the Issuer, as evidenced by an opinion letter attached hereto as Exhibit “C”; and


WHEREAS, a placement/investment letter relating to the contemplated placement or underwriting and sale of the Bonds, a copy of which is attached hereto as Exhibit “D”, has been furnished to the Issuer, as required by procedures adopted by the Board of Commissioners of Fulton County;

WHEREAS, a Minority and Female Business Enterprise Policy (“MFBE”) Utilization Report, a copy of which is attached hereto as Exhibit “E”, has been furnished to the Issuer, as required by procedures adopted by the Board of Commissioners of Fulton County;

WHEREAS, a copy of the Issuer's Minority and Female Business Enterprise Policy is attached hereto as Exhibit “F”, as required by procedures adopted by the Board of Commissioners of Fulton County;

NOW, THEREFORE, the undersigned does hereby certify the above facts are true and correct and does request the Board of Commissioners of Fulton County approve the issuance of the Development Authority of Fulton County Housing Revenue Bonds (MS-Madrone Student Housing I, LLC Project) Series 2026 in one or more series, for the purpose of complying with Section 147(f) of the Internal Revenue Code of 1986.

Given under my hand and seal of the Issuer, this 27th day of April, 2026.



ANSLY P. MOYER
Hearing Officer, Development
Authority of Fulton County


EXHIBIT "A"

(PUBLISHER'S AFFIDAVIT)

AFFIDAVIT OF PUBLICATION

Personally appeared before the undersigned authorized to administer oaths, Shannon Robinson, who upon being duly sworn deposes and says as follows:

I am the Administrative & Project Support Manager of the *Development Authority of Fulton County*, a public body corporate and politic, duly created by the Development Authorities Law, O.C.G.A. § 36-62-1, *et seq.* and activated by resolution, as amended, of the governing body of Fulton County. Pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended (26 C.F.R. § 1.147(f)-1 (2018)), public notice has been given by electronic posting on the public website of the *Development Authority of Fulton County*, the on-behalf-of issuer, as an alternative to the public website of the approving governmental unit. Attached hereto is a true and correct copy of the publication of the TEFRA Notice concerning Madrone-MS Student Housing I, LLC, which was published on the *Development Authority of Fulton County* website (<https://www.developfultoncounty.com/tefra-notices>) in an area of the website used to inform its residents about events affecting the residents on the following date: April 13, 2026.


Shannon Robinson

Sworn to and subscribed before me
this 28th day of April, 2026.


Notary Public, State of Georgia

My commission expires: _____

[NOTARY SEAL]



NOTICE OF PUBLIC HEARING ON
PROPOSED REVENUE BOND PLAN OF FINANCING BY THE
DEVELOPMENT AUTHORITY OF FULTON COUNTY FOR THE BENEFIT OF
MADRONE-MS STUDENT HOUSING I, LLC

YOU ARE HEREBY NOTIFIED that on the 27th day of April, 2026 at 11:00 a.m. Eastern Daylight time, the Development Authority of Fulton County (the “Issuer”) will hold a public hearing via teleconference in accordance with Revenue Procedure 2022-20 (Dial In: 888-573-8199 (toll-free) and Meeting ID: 860151145) with respect to the issuance by the Issuer of up to \$165,000,000 in aggregate principal amount of its revenue bonds in one or more series and on one or more dates (collectively, the “Bonds”), the proceeds of which will used to finance the acquisition, development, construction and equipping of an approximately 360,000 square foot student housing facility to be comprised of approximately 305 units, including approximately 793 beds, and related amenities to be located at 816 through 850 West End Avenue SW in the City of Atlanta, Fulton County, Georgia (an approximately 7.55 acre site bordered by West End Avenue SW to the north, Lee Street SW to the east and the Ray Charles Performing Arts Center to the west) (the “Project”) and across the street from the campuses of Morehouse College and Spelman College (collectively, the “Colleges”), pay capitalized interest and certain annual fees during the construction period for the Project and pay costs of issuance related to the Bonds. The proceeds of the Bonds will be loaned to and used by Madrone-MS Student Housing I, LLC, a Georgia limited liability company (the “Borrower”), the sole member of which is Madrone Community Development Foundation, a California nonprofit public benefit corporation, to be used for the purposes described above. The Borrower will own and operate the Project. The real property on which the Project will be located (the “Project Site”) is or will be owned by West End Avenue P3, LLC, a Georgia limited liability company, which will operate for the benefit of the Colleges (the “Ground Lessor”), and the Ground Lessor will lease the Project Site to the Borrower for an initial term that will end after the date of final maturity of the Bonds pursuant to a ground lease.

The Bonds will not constitute an indebtedness or obligation of the State of Georgia or of any county, municipal corporation or political subdivision thereof, but will be payable solely from revenues derived from the Borrower and pledged to the payment thereof.

Any person interested in the plan of financing for the proposed issuance of the Bonds to finance the costs of the Project and pay the costs described herein may appear and be heard.

DEVELOPMENT AUTHORITY OF FULTON COUNTY

EXHIBIT "B"

(HEARING REPORT)

1. The names and addresses of all parties present for the Hearing are as follows:

No parties were in attendance.

2. The matters discussed at the Hearing are summarized as follows:

Because no parties were present at the Hearing, no matters were discussed.

EXHIBIT "C"

(LETTER OF AUTHORITY ATTORNEY)

April 29, 2026

The Board of Commissioners
of Fulton County
Atlanta, Georgia

Development Authority of
Fulton County
Atlanta, Georgia

Dear Sir or Madam:

We are delivering this opinion in compliance with the requirements of the Chairman of the Fulton County Commission relative to approval of financing.

This opinion is to accompany the approval of the Issuer and Financing described as follows:

- Issuer: Development Authority of Fulton County
- Financing: Student Housing Revenue Bonds in one or more series and in the aggregate principal amount not to exceed \$165,000,000 (the “Bonds”)
- Borrower: Madrone-MS Student Housing I, LLC
- Project: To finance (a) the acquisition, development, construction and equipping of an approximately 360,000 square foot student housing facility to be comprised of approximately 305 units, including approximately 793 beds, and related amenities to be located at 816 through 850 West End Avenue SW in the City of Atlanta, Fulton County, Georgia (an approximately 7.55 acre site bordered by West End Avenue SW to the north, Lee Street SW to the east and the Ray Charles Performing Arts Center to the west) (the “Project”) and across the street from the campuses of Morehouse College and Spelman College (collectively, the “Colleges”), (b) capitalized interest and certain annual fees during the construction period for the Project, and (c) costs of issuance related to the Bonds.

Public hearing was held before the Development Authority of Fulton County on April 27, 2026, pursuant to an advertisement appearing on the website of the Development Authority of Fulton County on April 13, 2026.

In rendering this opinion, with your permission, we have relied conclusively on representations of representatives of the Issuer, the Borrower, or both as to the correctness of the information set forth above.

Based on the foregoing, we are of the opinion that the Issuer is authorized under the laws of the State of Georgia to issue financing for projects of the type and nature described hereinabove pursuant to Article IX, Section VI, Paragraph III, of the Constitution of Georgia of 1983, as amended, the Development Authorities Law (O.C.G.A. 36-62-1 et seq.) and the Revenue Bond Law (O.C.G.A. 36-82-60 et seq.).

This opinion relates solely to the application relating to the Financing identified above as submitted by or on behalf of the Borrower to the Issuer, and is rendered solely to the parties to whom it is addressed. This opinion is not to be used for any other purpose, quoted in whole or in part, relied upon by or delivered to any other person or party.

Sincerely,



Sandra Z. Zayac

SZZ
Enclosures

Public hearing was held before the Development Authority of Fulton County on April 27, 2026, pursuant to an advertisement appearing on the website of the Development Authority of Fulton County on April 13, 2026.

In rendering this opinion, with your permission, we have relied conclusively on representations of representatives of the Issuer, the Borrower, or both as to the correctness of the information set forth above.

Based on the foregoing, we are of the opinion that the Issuer is authorized under the laws of the State of Georgia to issue financing for projects of the type and nature described hereinabove pursuant to Article IX, Section VI, Paragraph III, of the Constitution of Georgia of 1983, as amended, the Development Authorities Law (O.C.G.A. 36-62-1 et seq.) and the Revenue Bond Law (O.C.G.A. 36-82-60 et seq.).

This opinion relates solely to the application relating to the Financing identified above as submitted by or on behalf of the Borrower to the Issuer, and is rendered solely to the parties to whom it is addressed. This opinion is not to be used for any other purpose, quoted in whole or in part, relied upon by or delivered to any other person or party.

Sincerely,

Sandra Z. Zayac

SZZ

Enclosures

EXHIBIT “D”

(Placement/Investment Letter)

April 27, 2026

Development Authority of Fulton County
c/o Sandy Zayac
Arnall Golden Gregory, LLP
Atlanta, Georgia

Dear Sir or Madam:

In connection with the public hearing, pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended, relating to the proposed revenue bonds in one or more series (collectively, the "Bonds") to be issued by the Development Authority of Fulton County (the "Issuer") for the benefit of Madrone MS Student Housing I, LLC (the "Borrower"), Raymond James & Associates, Inc. ("Raymond James") has been engaged to underwrite the sale of the Bonds. As of the date hereof and based on current market conditions, Raymond James expects that it will be able to underwrite and sell the Bonds in a principal amount up to \$165,000,000.

This expectation is based on Raymond James' understanding of the transaction as it is presently structured, including Raymond James' current knowledge of the operations, tax status, financial results, conditions and prospects of the Borrower and general economic and industry conditions. In addition, Raymond James' expectation is based upon the limited information provided by the Issuer and the Borrower to date regarding the transaction and, as Raymond James has not had the opportunity to conduct due diligence, Raymond James understands that it will be provided the opportunity to conduct thorough due diligence prior to any financing or commitment.

This letter does not represent and should not be construed as a commitment by Raymond James or any of its affiliates to underwrite or arrange any financing for the Issuer or the Borrower and does not constitute an undertaking or contractual commitment to purchase on a principal or agency basis any debt securities of the Issuer or the Borrower. Any commitment to underwrite the Bonds will be conditioned on the execution of a mutually acceptable definitive bond purchase agreement and will be subject to the following conditions: (i) internal approval from the applicable Raymond James approval committees; (ii) satisfactory completion of the financing documents; (iii) satisfactory completion of an offering document for the financing; (iv) satisfactory completion of legal, accounting, financial and other due diligence customary in similar capital markets transactions; (v) satisfactory results from S&P Global Ratings with a credit rating of at least BBB- from S&P Global Ratings for the senior lien Bonds, and (vi) the absence of any material adverse change in the condition, business, results, operations or prospects of the Issuer or the Borrower.

Furthermore, Raymond James' underwriting of the Bonds will be subject to certain events having not occurred, including but not limited to: (a) any general suspension of, or limitation on prices for, trading in securities in the New York Stock Exchange; (b) any suspension of trading in any securities of the Issuer or the Borrower; (c) any material adverse change in financial market conditions; (d) any declaration of a banking moratorium or any suspension of payments in respect of

banks generally in New York or Georgia; or (e) any outbreak or escalation of hostilities or any other calamity or crisis that, in Raymond James' judgment, is material and adverse.

Nothing expressed or implied in this letter is intended to create legal relations among Raymond James, the Issuer and the Borrower or to constitute representations or warranties on which the Issuer or the Borrower may rely.

This letter has been delivered to you for your informational purposes only, at your request, and is not to be distributed or disclosed to, or otherwise relied upon by, any other person without Raymond James' prior written consent, except as required by law.

If you have any questions with respect to this letter, do not hesitate to call the undersigned.

Very truly yours,



Chuck Ellingsworth
Raymond James & Associates, Inc

EXHIBIT "E"

(Minority and Female Business Enterprise Policy Utilization Report of Borrower)

BORROWER'S MFBE UTILIZATION REPORT

This report must be submitted at the earlier of the date of TEFRA approval or final bond resolution, and thereafter, updated reports must be submitted on a quarterly basis, beginning with the first full quarter following the date of final bond resolution, to be received by the tenth day following the last day of the relevant quarter. The report should be mailed/mailed to: Development Authority of Fulton County, 141 Pryor Street, S.W., Suite 2052 (Peachtree Level), Atlanta, Georgia 30303 (sandra.zayac@agg.com). Upon the first submission of this report, please attach a copy of the Borrower's policy on hiring of minorities and females or the Prime Contractor's policy on the utilization of minority and female-owned businesses, as applicable. Please complete the report with "N/A - not applicable for refunding transactions" or mark "Not yet engaged" if contractors or subcontractors have not yet been retained.

| | | | |
|-------------------------|----------------|-------------------------|---|
| REPORTING PERIOD | | PROJECT NAME: | MADRONE-MS STUDENT HOUSING I, LLC PROJECT |
| FROM: | April 28, 2026 | BOND CAPTION: | Student Housing Revenue Bonds; Madrone-MS Student Housing I, LLC, Series 2026 |
| TO: | | PROJECT ADDRESS: | 850 West End Ave SW, Atlanta, GA 30310 |

| PRIME CONTRACTOR (Identify if MFBE) | | Contract Award Date | Contract Award Amount | Change Order Amount | Contract Period |
|--|-----|----------------------------|------------------------------|----------------------------|------------------------|
| Name: | n/a | n/a | n/a | n/a | n/a |
| Address: | | | | | |
| Telephone #: | | | | | |

AMOUNT OF REQUISITION THIS PERIOD: \$ n/a
TOTAL AMOUNT REQUISITION TO DATE: \$ n/a

SUBCONTRACTOR or VENDOR UTILIZATION (for equipping of Project or acquisition of personal property)

Continue on additional page if necessary

| Name of Sub-Contractor or Vendor (Identify if MFBE) | Description of Work or Goods Purchased | Contract Amount | Amount Paid To Date | Amount Requisition This Period | Contract Period | |
|--|---|------------------------|----------------------------|---------------------------------------|------------------------|--------------------|
| | | | | | Starting Date | Ending Date |
| not yet engaged | n/a | n/a | n/a | n/a | n/a | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| TOTALS | | | | | | |

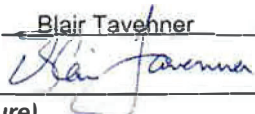
Borrower's Representative: Blair Tavenner **Address:** 2081 Center Street, Berkeley, CA 94704
Executed By:  **(Print Name)** Blair Tavenner **Phone:** 214-476-6779
(Signature)
Title: Chief Operating Officer **Date:** 4/16/2026 **Email:** blair.tavenner@madronecdf.org

EXHIBIT "F"

(Copy of Authority's Minority and Female Business Enterprise Policy Revisions Adopted April 22, 2008)

It is the policy of the Development Authority of Fulton County that discrimination against businesses by reason of the race, color, gender or national origin of the ownership of any such business is prohibited. The Company shall utilize contractors, subcontractors, suppliers and vendors that do not discriminate against employees or employment applicants because of race, color, gender or national origin, in connection with the development of the Project. The Company shall also make a good faith effort to utilize, to the extent feasible and reasonable under the circumstances, minority or female owned enterprises in connection with the development of the Project. In furtherance of this effort, the Company shall furnish to the Authority, at or before the earlier of the date of submission of TEFRA approval documentation, if applicable, or of the final bond resolution, a written report (i) projecting its utilization of minority and female owned business enterprises in connection with the construction and/or equipping of the proposed Project, (ii) identifying all significant contractors, subcontractors, suppliers, or vendors engaged or utilized to date in connection with the development of the Project, and (iii) specifically identifying all minority or female owned contractors, subcontractors, suppliers or vendors engaged or utilized to date. The report shall also identify a Company representative who will be responsible for future contact and information regarding minority and female owned business enterprise utilization in connection with Project construction and/or acquisition of personal property in conjunction with the Project. In addition to the aforementioned initial written report, the Company shall file updated reports with the Authority on a quarterly basis, beginning with the first full quarter following the date of final bond resolution and continuing through the date of completion of the Project. The Company shall also consent to on-site monitoring visits by the Authority to evaluate compliance with the Policy.



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0230

Meeting Date: 5/6/2026

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

FULTON COUNTY REPARATIONS TASK FORCE

The Reparations Task Force shall have the following members: Each Commissioner shall appoint two (2) members, for a total of 14 members. Each member shall be a resident of Fulton County at the time of the appointment. A member shall serve for a two year term and subject to removal by the appointing Commissioner for cause. No member's term shall exceed that of the appointing Commissioner, but shall remain as a voting member until replaced or reappointed by the successive Commissioner.

Term = 2 years. The Reparations Task Force shall sunset on December 31, 2025 unless continued by action of the Board of Commissioners. At the November 19th, 2025 Second Regular Meeting (Item #25-0891) the Fulton County Board of Commissioners adopted a resolution that extends the term of the Fulton County Reparations Taskforce for a period of two (2) years after the December 21, 2025 end date.

Term below expired: 12/31/2025

Karcheik Sims-Alvarado **(Hall)**

Chairman Pitts has nominated Karcheik Sims-Alvarado for a District reappointment to a term ending December 31, 2027.



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0231

Meeting Date: 5/6/2026

Department

Real Estate and Asset Management

Requested Action

Request approval of a change order less than 10% - Fulton County Department of Real Estate and Asset Management, 24RFP101524K-CRB, Design/Build Services for the Fulton County Public Safety Training Center in the amount not to exceed \$597,580.00 with Hogan Construction Group, LLC/The Collaborative Firm, LLC (Joint Venture) (Atlanta, GA), to modify the existing contract scope of work and for the associated additional cost required to complete the design-build services for the renovation and retrofit of the two-story building (including the installation of an elevator) located at 1281 Fulton Industrial Boulevard, Atlanta, GA 30336, which will accommodate the Fulton County Public Safety Training Center. Effective upon BOC Approval.

Requirement for Board Action

In accordance with Purchasing Code Section 102-420, contract modifications within the scope of the contract and necessary for completion of the contract, in the specifications, services, time of performance or terms and conditions of the contract shall be forwarded to the Board of Commissioners for approval.

Strategic Priority Area related to this item *(If yes, note strategic priority area below)*

Open and Responsible Government

Commission Districts Affected

- All Districts
- District 1
- District 2
- District 3
- District 4
- District 5
- District 6

Is this a purchasing item?

Yes

Summary & Background: The Board of Commissioners approved, via agenda item 25-0641 on September 3, 2025, 24RFP101524K-CRB, Design/Build Services for the Fulton County Renovation of the Public Safety Training Center in the total amount not to exceed \$7,995,009.00 with Hogan

Construction Group, LLC/The Collaborative Firm, LLC Joint Venture (Atlanta, GA). That contract and the construction work being done under it respond to the need for a new Fulton County Public Safety Training Center (“PSTC”) facility that meets the current programming requirements to effectively train law enforcement cadets.

Scope of Work: The change order tasks shown in the table below were identified following the Board’s initial approval of the PSTC construction project. The pricing received for the change order line items listed below is within the initial budget allocation for the project and does not require additional funding. These modifications to the existing contract scope of work will allow the execution required for completion of the project.

| | |
|---------------------------------|---------------------|
| 60-Ton Chiller | \$283,583.00 |
| LVT in lieu of VCT | \$31,500.00 |
| Rubber Flooring in lieu of CPT | \$10,000.00 |
| Skylight Replacement | \$80,000.00 |
| Roof Drain Cleaning | \$15,000.00 |
| Asphalt Overlay | \$81,000.00 |
| General Conditions | \$30,065.00 |
| Contractor’s Insurance and Bond | \$12,106.00 |
| Contractor’s Fee | \$54,326.00 |
| Proposal Total | \$597,580.00 |

Community Impact: The successful completion of this new PSTC aims to meet the long-term public safety training requirements for Fulton County public safety personnel, as well as other regional and external public safety entities, to serve the citizens of Fulton County and the surrounding areas.

Department Recommendation: The Department of Real Estate and Asset Management (“DREAM”) recommends approval of Change Order No. 1 to complete the construction of the County’s new PSTC.

Project Implications: This contract’s intent is to complete the construction/renovation design project of the new PSTC for the Fulton County Public Safety Department. Additionally, the upgraded facility will enhance the County’s capacity to provide high-quality training services-not only for its own public safety personnel, but also for other regional and external public safety entities-by offering a more effective layout in which to train its cadets and veteran personnel.

Community Issues/Concerns: None that the Department is aware.

Department Issues/Concerns: If this proposal is not approved, the County does not have the capacity to perform the design/build services for the construction of the new PSTC. The current facility in the City of South Fulton has exceeded its useful life and can no longer effectively support the public safety training services needed.

Contract Modification

| Current Contract History | BOC Item | Date | Dollar Amount |
|---------------------------|----------|--------|---------------------|
| Original Award Amount | 25-0641 | 9-3-25 | \$7,995,009.00 |
| Change Order No. 1 | | | \$597,580.00 |
| Total Revised Amount | | | \$8,592,589.00 |

Contract & Compliance Information *(Provide Contractor and Subcontractor details.)*

Contract Value: \$597,580.00

Prime Vendor: Hogan Construction Group, LLC/The Collaborative Firm, LLC Joint Venture (JV - 75/25)

Prime Status: Hogan (\$448,185.00 or 75% Non-Minority & The Collaborative Firm (\$149,395.00 or 25.00%) African American Male Business Enterprise

Location: Atlanta, GA

County: Fulton County

Prime Value: \$597,580.00

Subcontractor: \$TBD (Subcontracts will be named at 60% Design Phase)

Total Contract Value: \$597,580.00 or 100.00%

Total Certified Value: \$149,395.00 or 25.00%

Exhibits Attached

Exhibit 1: Change Order No. 1 to Form of Contract

Exhibit 2: Change Order Cost Proposal

Exhibit 3: Performance Evaluation Report

Contact Information

Joseph N. Davis, Director, Department of Real Estate and Asset Management, (404) 612-3772

Contract Attached

Yes

Previous Contracts

Yes

Total Contract Value

Original Approved Amount: \$7,995,009.00
 Previous Adjustments: \$0.00
 This Request: \$ 597,580.00
 TOTAL: \$8,592,589.00

Grant Information Summary

Amount Requested: Cash
 Match Required: In-Kind
 Start Date: Approval to Award
 End Date: Apply & Accept
 Match Account \$:

Fiscal Impact / Funding Source

Funding Line 1:

534-520-5200-K022/Phase 534CST: Capital, Real Estate and Asset Management, Renovations - \$597,580.00

| Key Contract Terms | |
|--------------------------------------|---|
| Start Date: Upon BOC Approval | End Date: Original Project Schedule 300 calendar days or successful completion of project as determined by Fulton County |
| Cost Adjustment: \$597,580.00 | Renewal/Extension Terms: N/A |

Overall Contractor Performance Rating: 82

Would you select/recommend this vendor again?

Yes

Report Period Start:
1/6/2026

Report Period End:
4/5/2026

CHANGE ORDER NO. 1 TO FORM OF CONTRACT

Contractor: **Hogan Construction Group, LLC/The Collaborative Firm, LLC (Joint Venture)**

Contract No. **24RFP101524K-CRB, Design/Build Services for the Fulton County Renovation of the Public Safety Training Center**

Address: **5075 Avalon Ridge Parkway**
City, State **Norcross, Georgia 30071**

Telephone: **(770) 242-8588**

E-mail: **H.Hogan@HoganConstructionGroup.com**

Contact: **Paul Hogan, Jr.**
President

W I T N E S S E T H

WHEREAS, Fulton County (“County”) entered into a Contract with **Hogan Construction Group, LLC/The Collaborative Firm, LLC (Joint Venture)**, to provide/perform Design-Build Services (“D/B Services”) for the Renovation and Retrofit of the two-story building located at 1281 Fulton Industrial Boulevard, Atlanta, GA 30336, dated September 3, 2025, on behalf of the Department of Real Estate and Asset Management; and

WHEREAS, this change order is necessary to make modification to the existing Contract for additional funding to allow the execution of the additional scope of work required for the completion of the Design-Build Services (“D/B Services”) for the Renovation and Retrofit of the two-story building located at 1281 Fulton Industrial Boulevard, Atlanta, GA 30336.

WHEREAS, the Contractor has performed satisfactorily over the period of the contract; and

WHEREAS, this amendment was approved by the Fulton County Board of Commissioners on **May , 2026, BOC Item #26-**.

NOW, THEREFORE, the County and the Contractor agree as follows:

This Change Order No. 1 to Form of Contract is effective as of the 1st day of May 2026, between Hogan Construction Group, LLC/The Collaborative Firm, LLC (Joint Venture), who agree that all Services specified will be performed in accordance with Change Order No. 1

of Form of Contract and the Contract Documents.

1. **SCOPE OF WORK TO BE PERFORMED:** Modify the existing Contract for additional funding to allow the execution of the additional scope of work required for the completion of the Design-Build Services (“D/B Services”) for the Renovation and Retrofit of the two-story building located at 1281 Fulton Industrial Boulevard, Atlanta, GA 30336.

| | |
|---------------------------------|---------------------|
| 60-Ton Chiller | \$283,583.00 |
| LVT in lieu of VCT | \$31,500.00 |
| Rubber Flooring in lieu of CPT | \$10,000.00 |
| Skylight Replacement | \$80,000.00 |
| Roof Drain Cleaning | \$15,000.00 |
| Asphalt Overlay | \$81,000.00 |
| General Conditions | \$30,065.00 |
| Contractor’s Insurance and Bond | \$12,106.00 |
| Contractor’s Fee | \$54,326.00 |
| Proposal Total | \$597,580.00 |

2. **COMPENSATION:** The services described under Scope of Work herein shall be performed by Contractor for a total amount not to exceed **\$597,580.00** (Five Hundred Ninety-Seven Thousand Five Hundred Eighty Dollars and Zero Cents).
3. **LIABILITY OF COUNTY:** This Change Order No. 1 to Form of Contract shall not become binding on the County and the County shall incur no liability upon same until such agreement has been executed by the Chair to the Commission, attested to by the Clerk to the Commission and delivered to Contractor.
4. **EFFECT OF CHANGE ORDER NO. 1 TO FORM OF CONTRACT:** Except as modified by this Change Order No. 1 to Form of Contract, the Contract, and all Contract Documents, remain in full force and effect.

[INTENTIONALLY LEFT BLANK]

IN WITNESS THEREOF, the Parties hereto have caused this Contract to be executed by their duly authorized representatives as attested and witnessed and their corporate seals to be hereunto affixed as of the day and year date first above written.

OWNER:

CONTRACTOR:

FULTON COUNTY, GEORGIA

**HOGAN CONSTRUCTION
GROUP, LLC/THE
COLLABORATIVE FIRM, LLC
(JOINT VENTURE)**

Robert L. Pitts, Chairman
Fulton County Board of Commissioners

Paul Hogan
President

ATTEST:

Tonya R. Grier
Clerk to the Commission

(Affix County Seal)

APPROVED AS TO FORM:

Office of the County Attorney

APPROVED AS TO CONTENT:

Joseph N. Davis, Director
Department of Real Estate and Asset
Management

| | |
|---|--|
| ITEM #: _____ RM: _____ FIRST REGULAR MEETING | ITEM #: _____ 2 nd RM: _____ SECOND REGULAR MEETING |
|---|--|

Hogan

April 1, 2026

Mr. Sam T. Bakare
Administrator, Building Construction
Fulton County Department of Real Estate and Asset Management (DREAM)
3977 Aviation Circle, Suite 210
Atlanta, GA 30336

Reference: Contract #24RFP101524K-CRB
Design-Build Services for Fulton County Public Safety Training Center

Dear Sam,

Hogan Construction Group is pleased to offer the proposed alternates into the contract scope of work
The cost breakdown is as follows:

| | |
|-----------------------------------|----------------|
| 1. 60-Ton Chiller | = \$283,583.00 |
| 2. LVT in lieu of VCT | = \$31,500.00 |
| 3. Rubber Flooring in lieu of CPT | = \$10,000.00 |
| 4. Skylight Replacement | = \$80,000.00 |
| 5. Roof Drain Cleaning | = \$15,000.00 |
| 6. Asphalt Overlay | = \$81,000.00 |
| 7. General Conditions | = \$30,065.00 |
| <hr/> | |
| Subtotal | = \$531,148.00 |
| Contractor's Insurance and Bond | = \$12,106.00 |
| Contractor's Fee | = \$54,326.00 |
| <hr/> | |
| Proposal Total | = \$597,580.00 |

We would greatly appreciate your consideration and approval of this proposal as soon as possible to avoid any delays. Furthermore, we would appreciate the issuance of an Additional Service Authorization and Amendment to Agreement between Design-Builder and Fulton County. If you have any questions regarding this proposal, please contact me at your earliest convenience.

Respectfully submitted,



Mike Tomlin
Vice President of Preconstruction Services
Hogan Construction Group

Performance Evaluation Details

| | |
|----------------------------------|--|
| ID | E1 |
| Project | Design-Build Services for Renovation of Public Safety Training Center (PSTC) |
| Project Number | 24RFP101524K-CRB |
| Supplier | Hogan Construction Group, LLC |
| Supplier Project Contact | Mike Tomlin (preferred language: English) |
| Performance Program | Construction Services |
| Evaluation Period | 01/06/2026 to 04/05/2026 |
| Effective Date | 04/10/2026 |
| Evaluation Type | Formal |
| Interview Date | 04/10/2026 |
| Expectations Meeting Date | 04/10/2026 |
| Status | Completed |
| Publication Date | 04/10/2026 05:11 PM EDT |
| Completion Date | 04/10/2026 05:11 PM EDT |
| Evaluation Score | 82 |

Related Documents

There are no documents associated with this Performance Evaluation

OVERALL RATING GUIDE - CONSTRUCTION SERVICES

Evaluation Score Range
Outstanding = 90-100%
Excellent = 80-89%
Satisfactory = 70-79%
Needs Improvement = 50-69%
Unsatisfactory = -50%

SCHEDULE

14/20

Rating

Satisfactory: Delivered on schedule or on approved amended schedule. Monitoring and forecasting of schedule as per Contract requirements.

Comments

Contractor has made efforts to achieve timelines and scheduled milestones.

BUDGET MANAGEMENT

17/20

Rating

Excellent: Design within budget and exceeds in some areas. Changes in project scope are identified and are submitted with rational and fair costing.

Comments

CO request pricing on Scope Changes and processed in an expedited manner.

OVERALL CONSTRUCTION PROJECT MANAGEMENT

17/20

Rating

Excellent: Commendable Project Management that exceeds in some areas.

Comments

Project Management that meets project objectives and requirements in most areas.

COST CONTROL

17/20

Rating

Excellent: Claims process managed well and at times are expedited. At times actively sent documents to the User Department concerning potential cost overruns.

Comments

Not Specified

OVERSIGHT OF CONTRACTOR COMPLIANCE WITH CONTRACT DOCUMENTS

17/20

Rating

Excellent: Proactive approach to oversight of Contract compliance. Compliance issues are resolved in a timely manner to the User Department's satisfaction and exceeds expectations in some areas.

Comments

Not Specified

GENERAL COMMENTS

Comments

I would recommend HOGAN Construction Group for future construction renovation projects again for Fulton County, Management team that exceeds in all areas.



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0232

Meeting Date: 5/6/2026

Department

Real Estate and Asset Management

Requested Action

Request approval of a Resolution approving a Monthly Parking Agreement between Fulton County, Georgia, a political subdivision of the state of Georgia, and Legacy Parking Company, to provide parking for Superior Court Administration, the Clerk of Superior Court, Community Development, Senior Services, the State Court of Fulton County, the Fulton County Sheriff's Office, and Probate Court of Fulton County; authorizing the Chairman to execute the Monthly Parking Agreement and any related documents; authorizing the County Attorney to approve the Monthly Parking Agreement and any related documents as to form and to make any modifications thereto prior to execution; and for other purposes.

Requirement for Board Action

According to O.C.G.A. § 36-60-13, each County or municipality in this state shall be authorized to enter into multiyear lease, purchase, or lease purchase contracts of all kinds for the acquisition of goods materials, real and personal property, services and supplies.

Strategic Priority Area related to this item

Open and Responsible Government

Commission Districts Affected

- All Districts
- District 1
- District 2
- District 3
- District 4
- District 5
- District 6

Is this a purchasing item?

No

Summary & Background

Scope of Work: The Fulton County Department of Purchasing and multiple user departments have

requested that the Department of Real Estate and Asset Management (“DREAM”) negotiate a single Monthly Parking Agreement for approximately 200 parking spaces at parking garages managed by Legacy Parking Company (“Legacy”), including 75 Martin Luther King Jr. Drive, Atlanta, Georgia, and 150 Carnegie Way, Atlanta, Georgia.

Parking spaces subject to the Monthly Parking Agreement with Legacy will provide accessible parking for Superior Court Administration, the Clerk of Superior Court, Community Development, Senior Services, the State Court of Fulton County, the Fulton County Sheriff’s Office, and Probate Court of Fulton County. Pending approval easily accessible to parking will be made available for judicial staff to include judges, court reporters and County vehicles used by staff to provide court and government services.

The effective commencement date of the Monthly Parking Agreement will be January 1, 2026, with thirty-six (36) months of available renewals on a month-to-month basis after the expiration of the initial one-month term.

Summary of Monthly Parking Agreement Key Terms:

- Superior Court Administration, Clerk of Superior Court, State Court of Fulton County and the Fulton County Sheriff’s Office will receive access to one hundred and sixty-three (163) non-exclusive parking spaces at the parking deck located at 75 Martin Luther King Jr. Drive, Atlanta, Georgia. Monthly parking rental fee of \$18,745.00, based on the monthly rental fee of \$115.00 per parking space for one hundred sixty-three (163) parking spaces.
- Probate Court of Fulton County will receive access to ten (10) non-exclusive parking spaces at the parking deck located at 75 Martin Luther King Jr. Drive, Atlanta, Georgia. Monthly parking rental fee of \$1,500.00, based on the monthly rental fee of \$150.00 per parking space
- Community Development and Senior Services will receive access to ten (10) non-exclusive parking spaces at the parking deck located at 150 Carnegie Way, Atlanta, Georgia. Monthly parking rental fee of \$1,500.00, based on the monthly rental fee of \$150.00 per parking space.

Pending approval, the user departments identified in the parking agreement will have access to up to two hundred (200) parking spaces and the option to reduce their total number of parking spaces as needed.

Community Impact: None

Department Recommendation: The Department of Real Estate and Asset Management recommends approval of the Monthly Parking Agreement with Legacy Parking Company to provide parking spaces for County service vehicles, staff, and judges presiding over litigation within the Fulton County courthouse.

Project Implications: The approval of the Fulton County Board Commissioners of the Monthly Parking Agreement is required to formalize the rental terms pursuant to which Superior Court Administration, the Clerk of Superior Court, Community Development, Senior Services, State Court of Fulton County, the Fulton County Sheriff’s Office, and Probate Court of Fulton County can utilize

parking spaces at the Underground Parking Garages and at 150 Carnegie Way Atlanta, Georgia.

Community Issues/Concerns: None

Department Issues/Concerns: None

Fiscal Impact / Funding Source: The funding line information for each department that will receive parking spaces under the agreement will be provided prior to approval of payment by the Fulton County Departments of Purchasing and Finance.

1 A RESOLUTION APPROVING A MONTHLY PARKING AGREEMENT BETWEEN
2 FULTON COUNTY, GEORGIA, A POLITICAL SUBDIVISION OF THE STATE OF
3 GEORGIA, AND LEGACY PARKING COMPANY, TO PROVIDE PARKING FOR
4 SUPERIOR COURT ADMINISTRATION, THE CLERK OF SUPERIOR COURT,
5 COMMUNITY DEVELOPMENT, SENIOR SERVICES, THE STATE COURT OF
6 FULTON COUNTY, THE FULTON COUNTY SHERIFF'S OFFICE, AND PROBATE
7 COURT OF FULTON COUNTY; AUTHORIZING THE COUNTY ATTORNEY TO
8 APPROVE THE MONTHLY PARKING AGREEMENT AND ANY RELATED
9 DOCUMENTS AS TO FORM AND TO MAKE ANY MODIFICATIONS THERETO PRIOR
10 TO EXECUTION; AUTHORIZING THE CHAIRMAN TO EXECUTE THE MONTHLY
11 PARKING AGREEMENT AND ANY RELATED DOCUMENTS; AND FOR OTHER
12 PURPOSES.

13 **WHEREAS**, Fulton County, Georgia ("Fulton County") is a political subdivision of
14 the State of Georgia, existing as such under and by the Constitution, statutes, and laws
15 of the State; and

16 **WHEREAS**, multiple user departments to include to Superior Court Administration,
17 the Clerk of Superior Court, Community Development, Senior Services, State Court of
18 Fulton County, the Fulton County Sheriff's Office, and Probate Court of Fulton County,
19 have requested the Department of Real Estate and Asset Management's ("DREAM")
20 assistance in negotiating a parking agreement to secure accessible parking for Fulton
21 County staff and judges; and

22 **WHEREAS**, Legacy Parking Company ("Legacy") manages and operates multiple
23 parking garages in the downtown Atlanta area, and negotiates monthly parking
24 agreements for all parking locations managed by Legacy; and

25 **WHEREAS**, DREAM has negotiated a monthly parking agreement with Legacy
26 that will allow Fulton County staff and judges to access up to two hundred (200) parking
27 spaces at parking lots, garages, and decks managed by Legacy, with monthly rental rates
28 varying based on location, from \$115 per car up to \$150 per car; and

1 **WHEREAS**, the effective commencement date of the Monthly Parking Agreement
2 will be January 1, 2026, with thirty-six (36) months of available renewals on a month-to-
3 month basis after the expiration of the initial one-month term; and

4 **WHEREAS**, O.C.G.A. § 36-60-13 authorizes Fulton County to enter into multiyear
5 lease, purchase, or lease-purchase contracts of all kinds for the acquisition of goods,
6 materials, real and personal property, services, and supplies under certain
7 circumstances.

8 **NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners hereby
9 approves the Monthly Parking Agreement between Fulton County, Georgia, a political
10 subdivision of the state of Georgia, and the Legacy Parking Company, in substantially the
11 form attached hereto as Exhibit A, for the purpose of providing parking access to Fulton
12 County staff and judges.

13 **BE IT FURTHER RESOLVED**, that the Chairman of the Board of Commissioners
14 is hereby authorized to execute the Monthly Parking Agreement and any related
15 documents.

16 **BE IT FURTHER RESOLVED**, that the County Attorney is hereby authorized to
17 approve the Monthly Parking Agreement and any related documents as to form, and to
18 make modifications thereto as are necessary to protect the interests of Fulton County,
19 prior to execution by the Chairman.

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

EXHIBIT A

Form of Monthly Parking Agreement



MONTHLY PARKING AGREEMENT

Account Information

- Individual Account *(Must provide credit card for auto draft)*
- Company Account Account # Admin Approval

Billing Information *(New Accounts Only)*

Account Name (Company Accounts Only) Fulton County Superior Court Services

Parker Information

Fulton County, Georgia
Superior Court of Fulton County
 Lewis Slaton Courthouse, Suite J2-640
 136 Pryor Street, SW
 Atlanta, Georgia 30303

Attn: Heather Henderson Primary Phone 404 612 4520 E-Mail Address heather.henderson@fultoncountyga.gov

Authorized Vehicle Information *(Required – Access card will not be issued if incomplete)*

| | Make/Model | Plate | State | Color |
|-------------------|------------|-------|-------|-------|
| Primary Vehicle | | | | |
| Secondary Vehicle | | | | |

PLEASE TURN AND READ THE TERMS AND CONDITIONS OF THIS PARKING AGREEMENT.

Legacy Parking Company reserves the right to terminate or refuse parking to any individual for any reason. I hereby acknowledge that I agree and understand the terms and conditions of this Monthly Parking Agreement.

| For Office Use Only | | | |
|---------------------|--|---------------|--|
| Facility Number | | Rate | |
| Access Card Number | | PARIS (Date) | |
| Reserved Space # | | ACCESS (Date) | |
| Account # | | Completed By | |

MONTHLY PARKING AGREEMENT

1. **TERMS** – This agreement is between Legacy Parking Company (“Operator”) and the Fulton County, Georgia, a political subdivision of Georgia (“Parker”). As part of this agreement, the Parker agrees to all Terms and Conditions of the agreement for up to (200) two hundred parking spaces. This agreement is non-transferable and non-assumable. The agreement is effective from the effective date until the end of the month and continuing thereafter on a month-to-month basis until canceled by either party, for any reason.
2. **REGISTRATION** - Registration by telephone will not be accepted. If your first day of parking is between the 1st and 15th of the month, you will pay the full monthly rate. If you register after the 15th of the month, the first monthly parking fee will be pro-rated. Upon registering, your parking is effective immediately. Payments are automated and collected the 1st business day of each month.
3. **PROMPT PAYMENT REQUIRED** - Monthly parking fees must be paid in full in advance by the first (1st) day of each calendar month of the term of this Contract Parker Agreement.
4. **LACK OF PAYMENT / INSUFFICIENT FUNDS** - There is a \$35 charge on all returned payments (this includes checks, draft payments, and credit card payments). Parkers have five (5) days after receiving notice of a returned instrument to tender payment, or all parking privileges will be terminated.
5. **CHANGES** - Please keep your records current. You may change your vehicle information, address, and phone numbers via this website or by calling the Operator’s office. All account information must be updated or changed by the 15th of the month in order for the changes to take effect the following month. Parkers who fail to notify the Operator of any vehicle changes may be subject to citations. Billing information cannot be accessed via the website for security purposes. It may be changed by calling our office or in person.
6. **ACCESS CARDS** - Once enrolled for parking, there is a \$15 non-refundable activation & access card fee. If your card is lost, stolen or damaged, a replacement fee of \$15 will be assessed.
7. **OVERFLOW** - If you are unable to locate a parking space in the Underground Parking Garages, please notify the Operator. The Operator cannot guarantee parking spaces in parking lots that are not controlled by the Operator.
8. **PARKING SPACES** - Your parking privilege is valid for up to (200) two hundred parking spaces only. Vehicles taking up more than one space will be required to pay for the extra space(s). Nonpayment for these extra spaces will result in a parking citation.
9. **SIMULTANEOUS USE** - Use of this permit/access card by two or more cars or use after privileges have been canceled will result in enforcement action, which includes ticketing, towing, or wheel locking.
10. **OVERNIGHT PARKING** - Any vehicle left in the facility for more than 48 hours without prior arrangements is subject to towing. If you require overnight parking, please notify the parking office via e-mail (does not apply to residential locations).
11. **CANCELLATIONS** - Cancellations are effective at the end of each month. No refunds will be issued for unused parking. Cancellations must be submitted to the Operator in writing. The accepted methods are: website, fax, e-mail, US Mail, or hand delivery. No termination is considered accepted until a written confirmation from the Operator is issued. Parkers must provide a 30-day notice to cancel their parking contract unless otherwise required by a client. Parkers will be obligated for payment until proper cancellation procedures are followed and your cancellation notice is confirmed. **No refunds for unused parking will be issued.**
12. **PERMIT/ACCESS CARD** - Each monthly parking card is a "recycling" card that prevents one user from passing the card back to another user. The card operates gates in conjunction with a computerized software system. This system enables the parking office to cancel or invalidate cards that are lost, stolen or discontinued, or for reason of nonpayment or other violation of the rules. The software system will be used in the control of monthly parkers who violate the rules and procedures established for the facility. A \$50 fee will be assessed to any account de-activated to any monthly parkers who violate the rules and procedures established for the facility.
13. **RELEASE OF LIABILITY** - The Operator, its respective owners, affiliates and subsidiaries and their respective shareholders, directors, officers, employees and agents and all other parties, including but not limited to this facility’s owner or landlord is not and will not be liable for any losses or damage to personal property, including vehicles and articles. **Please keep personal belongings out of sight and lock your vehicle.**

Signed, sealed, and delivered this _____ day of _____, 2026 in the presence of:

Fulton County, a political subdivision of the State of Georgia

NOTARY:

By: _____

Robert L. Pitts, Chairman

Fulton County Board of Commissioners

APPROVED AS TO FORM

Attest: _____

Tonya R. Grier, Clerk to the Commission

Y. Soo Jo, County Attorney



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0233

Meeting Date: 5/6/2026

Department

Real Estate and Asset Management

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Request approval of an Indemnification, Maintenance, and Land Use Agreement for Private Improvement (Indemnification Agreement) between Fulton County, a political subdivision of the State of Georgia, and Arkan Bethany, LLC, for the purpose of granting conditional approval to allow stormwater infrastructure to remain within a portion of the County's existing sanitary sewer easement at 3475-95 Bethany Bend, Milton, Georgia 30004.

Requirement for Board Action *(Cite specific Board policy, statute or code requirement)*

Fulton County is authorized to grant an encroachment on its sewer easement pursuant to Fulton County Code, Subpart B-Code of Resolutions - Appendix A - Subdivision Regulations, Article IX (Required Improvements), Section 9.5.5(c), which states the following in part: "No retaining wall, building, pole, sign or other vertical structure shall be constructed in sanitary and storm sewer easements, including vehicular access easements around structures, without approval from the [Director of Public Works]."

Strategic Priority Area related to this item

Open and Responsible Government

Commission Districts Affected

- All Districts
- District 1
- District 2
- District 3
- District 4
- District 5
- District 6

Is this a purchasing item?

No

Summary & Background:

Scope of Work: Arkan Bethany, LLC, the owner of the real property located at 3475-95 Bethany

Bend, Milton, Georgia 30004, has requested the conditional approval from the Fulton County Board of Commissioners via an Indemnification, Maintenance, and Land Use Agreement for Private Improvement to install stormwater infrastructure within the County's existing sewer line easement area.

In accordance with County Policy and the Statute of Frauds, all amendments and edits to contractual agreements involving Fulton County are required to be in writing and approved by the Fulton County Board of Commissioners.

The purpose of the Indemnification Agreement is to formally affirm the terms of Fulton County's conditional approval of an encroachment(s) of private improvements within the County's sewer line easement area.

The Fulton County Department of Real Estate and Asset Management, DREAM, and the Fulton County Department of Public Works are requesting approval to amend the terms of the County's sewer easement as referenced and recorded in Deed Book 69819, Page 95.

At the request of Arkan Bethany, LLC, the Department of Public Works completed an on-site assessment of the area, which is approximately 150.60 square feet, and confirmed that the County's sewer system will not be adversely impacted and can continue to be properly maintained if this encroachment is permitted.

Community Impact: As per the terms of the agreement, Fulton County retains its full access to maintain its sanitary sewer service line while granting the property owner conditional approval to install stormwater improvements within the County's sewer line easement area.

Department Recommendation: The Department of Real Estate and Asset Management, DREAM, accepts the conclusion of the Department of Public Works to formally accept the terms of the Indemnification Agreement and recommends its approval.

Project Implications: No negative impacts to sanitary sewer services or access to maintain the County's onsite sanitary sewer line will result by allowing stormwater infrastructure to remain within a portion of the County's sewer easement.

Community Issues/Concerns: None

Department Issues/Concerns: None

Fiscal Impact / Funding Source

Approval of the Agenda Item does not involve receipt or payment of funding.

After recording return to:
Michael Graham, Land Administrator
Fulton County Land Division
141 Pryor Street, SW, Suite 8021
Atlanta, GA 30303

Cross Reference

DB: 67839 PG: 112
DB: 67839 PG: 116
DB: 67839 PG: 120
Deed/Plat Book _____, Page _____
Deed Book 69819, Page 95

INDEMNIFICATION, MAINTENANCE AND LAND USE AGREEMENT FOR PRIVATE IMPROVEMENT

THIS AGREEMENT, made this 18th day of February, 2026, between Arkan Bethany, LLC as citizen within Fulton County, Georgia, his successors, affiliates and assigns, as Indemnitor ("Owner"), and FULTON COUNTY, a political subdivision of the State of Georgia (the "County").

For good and valuable consideration, receipt of which is hereby acknowledged, it is hereby agreed as follows:

1. DB: 67839 PG: 112
DB: 67839 PG: 116
DB: 67839 PG: 120
Owner warrants that he is the full and true owner and has clear title to that certain property known as 3475, 3485, 3495 Bethany Bend, Milton, GA 30004 (enter address), and as more fully described in that certain conveyance recorded in Deed Book 1, Page 1 of Fulton County, Georgia records, on which Owner desires to install certain private improvements (the "Private Improvements") as more fully described in Exhibit "A", attached hereto and incorporated herein by reference.

2. 69819 95
Previously, Fulton County was granted a sanitary sewer easement, as referenced in and recorded at Plat Book/Deed Book (circle one) 1, Page 1 of Fulton County, Georgia records, and hereby grants Owner a License to enter within a portion of its sanitary sewer easement to construct, repair and replace, from time to time as may be needed certain private improvements at his sole cost and responsibility, said private improvements as same are more fully described in Exhibit "A" (the "Private Improvements").

3.
With respect to this License, Owner shall install and construct the Private Improvements in a good and workmanlike manner and in compliance with all state, local, and Fulton County laws and regulations, including but not limited to, all current state, local and Fulton County laws and regulations governing soil erosion and sedimentation control. Owner will at all times adhere to best management

practice procedures to protect the environment in connection with the construction, repair and/or maintenance of the Private Improvements.

4.

This License shall commence on the date of execution hereof and shall continue in full force and effect unless and until it is terminated at the will of the County.

5.

Owner may terminate this License and Agreement by written notice to the County and shall remove the Private Improvement at his sole costs and return the area to its natural vegetative state. If during the term of this License, the area containing the Private Improvements is condemned by the County or its assign, Owner shall make no claim in the condemnation proceedings for compensation for the Private Improvements.

6.

Fulton County personnel and/or agents shall have free access to and across the Private Improvements to perform routine maintenance and any emergency repairs to the existing public improvements.

7.

Owner shall be solely responsible for the maintenance, repair and replacement of the Private Improvements and the County grants Owner a right of access in order to carry out these obligations.

8.

Notwithstanding any other provisions, in the case of an emergency, Fulton County may immediately suspend or revoke the License without notice in order to protect the health, safety, and welfare of the public. In non-emergency situations, after providing at least 10 days' notice to Owner, Fulton County may suspend or revoke the License in order to carry out any necessary governmental function. In the event of the suspension or revocation of the License, Owner must cure all defects specified by the County in its notice and within the time reasonably specified by the County. Failure on the part of Owner to cure any defects within the allotted time will be grounds for the County to terminate the License. Alternately, the County may, but shall not be required to, cure any such defect at the sole cost and expense of Owner. The County may elect to terminate the License at will and remove the Private Improvements without liability for loss or damage for such removal. Fulton County shall remove the Private Improvements so as not to damage other portions of Owner's property and is granted a right of entry by Owner on the other portions of Owner's property to effectuate the repair, if necessary.

9.

Owner hereby agrees to indemnify Fulton County and hold Fulton County harmless from any and all damages which Fulton County may suffer and from any and all liability, claims, penalties, forfeitures, suits, and costs and expenses incident to the granting of the License and this Agreement (including cost of defense, settlement, and reasonable attorney's fees), which it may hereafter incur, become responsible for, or pay out as a result of the death or bodily injuries to any person, destruction or damage to any property, contamination of or adverse effects on the environment, or any violations of governmental laws, regulations, or orders caused in whole or in part by the negligent act, negligent omission or willful misconduct of Owner, his employees, subcontractors, or assigns in the performance of this License or Agreement.

10.

Owner agrees to repair or replace in a manner acceptable to the County and/or the owner thereof any public utilities damaged by it, its employees or subcontractors during performance of this License and Agreement or resulting from the failure of the Private Improvements. At its election the County may repair or replace the damaged utility and assess all costs against Owner.

11.

The License conveyed to Owner by this Agreement shall be binding upon Owner, its assigns, affiliates, and successors. This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia. If any provision of this agreement is held to be unenforceable for any reason, the unenforceability thereof shall not affect the remainder of the Agreement, which shall remain in full force and effect, and enforceable in accordance with its terms.

12.

The License conveyed to Owner by this Agreement shall constitute a covenant running with the land and shall be recorded in the real property records of Fulton County, Georgia and shall be binding upon all subsequent transferees of said property.

13.

All notices, consents, request, demands or other communications to or upon the respective party shall be in writing and shall be effective for all purposes upon receipt, including, but not limited to, in the case of (i) personal delivery; (ii) delivery by messenger, express or air courier or similar courier; or (iii) delivery by United States first class certified or registered mail, postage prepaid and addressed as follows:

COUNTY: Fulton County
Director of Public Works
141 Pryor Street, SW, 6th Floor
Atlanta, GA 30303

with a copy to: Fulton County
County Attorney
Office of the County Attorney
141 Pryor Street, SW, Suite 4038
Atlanta, GA 30303

OWNER: Arkan Bethany, LLC

3275 North Point Parkway, STE201

Alpharetta, GA 30005

District 2nd , Section 1st , Land Lot(s) 972

Parcel Number: 21 547009720497, 21 547009720463, 21 547009720547

IN WITNESS WHEREOF, the parties have executed this Agreement at Atlanta, Georgia, as of the day and year first above written.

Signatures:

OWNER Arkan Bethany, LLC

Signed sealed and delivered in the presence of

[Signature]
Unofficial Witness

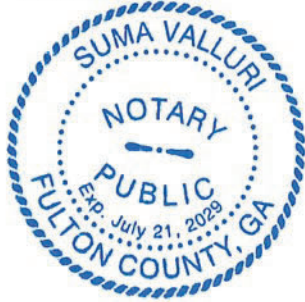
[Signature]
Signature (Authorized Party to Bind Owner Entity)

[Signature]
Notary Public
My Commission Expires: 07/21/2029

Ihssan Hashem, CEO
Signatory's Name and Title (printed)

(Notary Seal)

Owner's Address: _____



3275 North Point Parkway, STE201

Alpharetta, GA 30005

[Signatures continued on next page.]

Signed, sealed and delivered this
____ day of _____, 2025 in
the presence of:

FULTON COUNTY, GEORGIA a political
subdivision of the State of Georgia

Witness

Robert L. Pitts, Chairman
Fulton County Board of Commissioners

[Notarial Seal]

ATTEST:

APPROVED AS TO FORM:

Y. Soo Jo, County Attorney

Tonya R. Grier
Clerk to the Commission

APPROVED AS TO CONTENT:

David E. Clark, Director
Department of Public Works

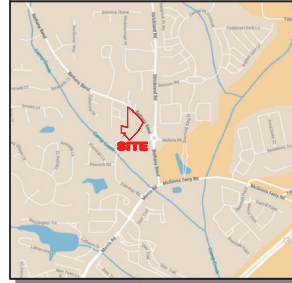
EXHIBIT "A"

Elara At Bethany

CITY OF MILTON, FULTON COUNTY GEORGIA
 LAND LOTS 972, 2ND DISTRICT, 1ST SECTION
 PARENT TRACT PARCEL NUMBER: 21 547009720497,
 21 547009720463, 21 547009720547

VICINITY MAP

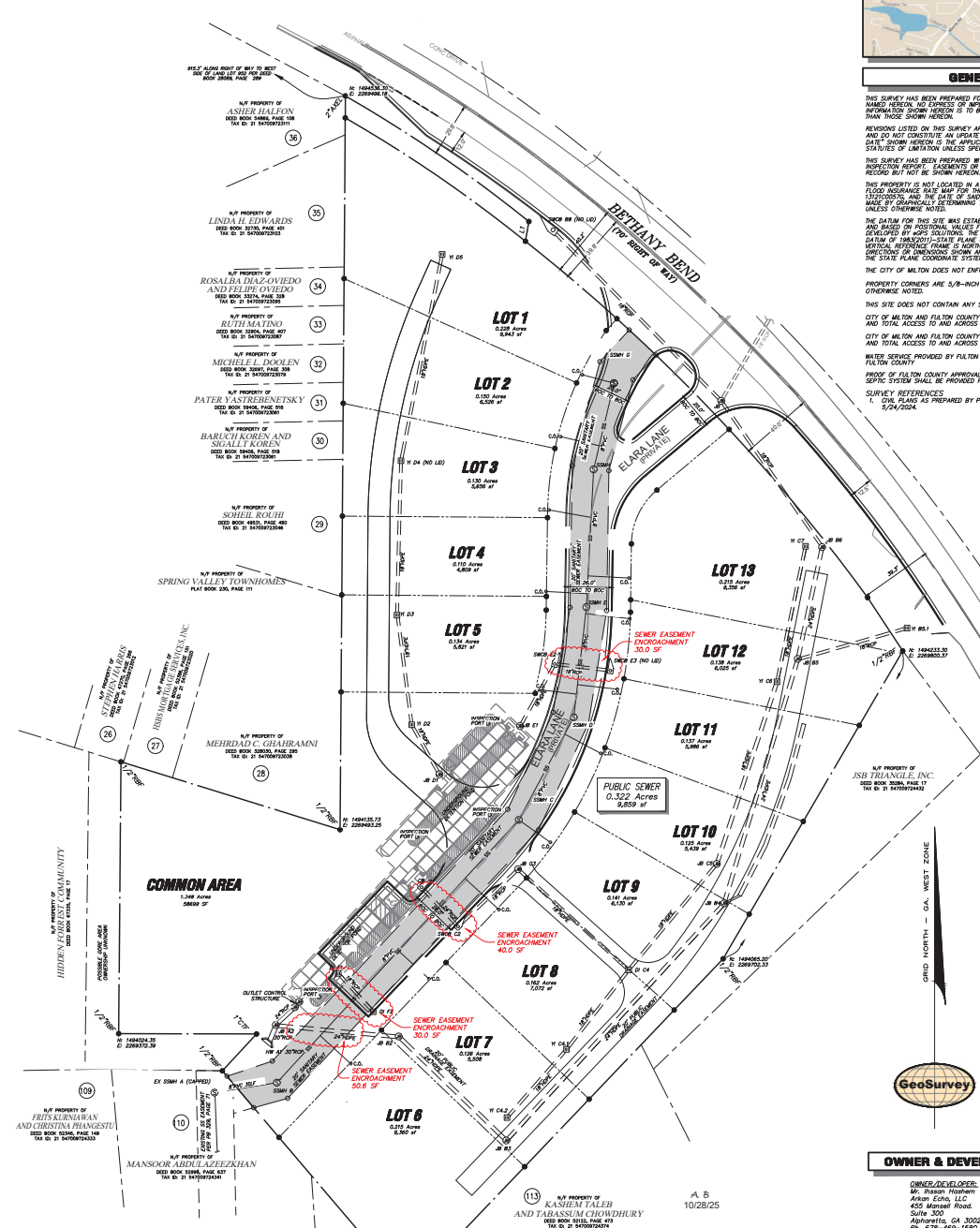
SITE LOCATION - LATITUDE: 34° 06' 29.5" LONGITUDE: 84° 15' 20.0"



GENERAL NOTES

- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
- REVISIONS LISTED IN THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE SURVEY DATE WITHIN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- THIS SURVEY HAS BEEN PREPARED FOR THE BENEFIT OF A CURRENT TITLE. INFORMATION REPORTED TO THIS SURVEY IS SUBJECT TO OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORDS BUT NOT BE SHOWN HEREON.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOODING AND THE DATE OF SAID MAP IS EARLY IN 2006. THIS DETERMINATION WAS MADE BY CHRONICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.
- THE SURVEY FOR THIS SITE WAS OBTAINED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIVE VALUES FROM THE VERTICAL REFERENCE STATION SYSTEMS CONTROLLED BY LOCAL CONTROL AND THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD 83) STATE PLANE COORDINATE SYSTEM OF GEORGIA - WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DISCREPANCY OR UNUSUAL SHOWING ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.
- THE CITY OF MILTON DOES NOT ENFORCE RESTRICTIVE COVENANTS.
- PROPERTY CORNERS ARE 5/8-INCH REBAR WITH A PLASTIC CAP SET UNLESS OTHERWISE NOTED.
- THIS SITE DOES NOT CONTAIN ANY STATE WATERS OR WETLANDS.
- CITY OF MILTON AND FULTON COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.
- CITY OF MILTON AND FULTON COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.
- WATER SERVICES PROVIDED BY FULTON COUNTY AND WASTE WATER SERVICE PROVIDED BY FULTON COUNTY APPROVAL FOR WATER CONNECTION, SEWER CONNECTION OR SEPTIC SYSTEM SHALL BE PROVIDED PRIOR TO OCCUPANCY OF A BUILDING FOOT.
- SURVEY REFERENCES
 - 21 547009720463, 21 547009720547

(CLERK OF COURT RECORDS INFORMATION)



LEGEND

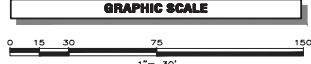
| STANDARD ABBREVIATIONS | STANDARD SYMBOLS |
|----------------------------------|----------------------------------|
| AC AIR CONDITIONER | ▲ POWER POLE |
| BI BORE HOLE | — GUY WIRE |
| BL BUILDING TRACK LINE | — POWER LINE |
| CI CURB INLET | — LIGHT POLE |
| CM CORRUGATED METAL PIPE | ⊠ ELECTRIC TRANSFORMER |
| CON CONCRETE MONUMENT FND | ⊠ WATER VAULT |
| CS SANITARY CLEANOUT | ⊠ GAS VALVE |
| CPED COMMUNICATION PEDISTAL | ⊠ GAS METER |
| CRP CURB RAMP | ⊠ WATER VALVE |
| DI DUCTILE IRON PIPE | ⊠ WATER METER |
| DOIR DOUBLE WIND CATCH BASIN | ⊠ FIRE HYDRANT |
| FND FOUND | ⊠ UNDERGROUND ELECTRIC LINE |
| GA GAS | ⊠ UNDERGROUND GAS LINE |
| INV INVERT | ⊠ UNDERGROUND COMMUNICATION LINE |
| JE JUNCTION BOX | ⊠ UNDERGROUND WATER LINE |
| MA MANHOLE | ⊠ PHOTO POSITION INDICATOR |
| NE NAIL FOUND | ⊠ REGULAR PARKING SPACE COUNT |
| NS NAIL SET | ⊠ HANDICAP PARKING SPACE |
| OS OUTLET CONTROL STRUCTURE | ⊠ TREE POSITION INDICATOR |
| OSI OUTLET STOP PIPE | |
| PK POWER BOX | |
| PM POWER METER | |
| POB POINT OF BEGINNING | |
| POC POINT OF COMMENCEMENT | |
| RCR REINFORCED CONCRETE PIPE | |
| RIB IRON REINFORCED BARS | |
| RIS 5/8" IRON SET CAPPED LSF 621 | |
| SS SANITARY SEWER | |
| SB SB SHEDDING CATCH BASIN | |
| TRANS TRANSFORMER | |

CLOSURE STATEMENT

THE FIELD CLOSURE STATEMENT HEREON IS BASED ON A CLOSURE PROVISION OF ONE FOOT IN 300 FEET AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMMED MEAN WAS USED AND THEREFORE SOME DATA COLLECTED HEREON USED TO COLLECT THIS FIELD DATA.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 300 FEET, ± 0.003 FEET, INT.

IF YOU DIG

811 Know what's below.
 Call before you dig.
 Dial 811
 Or Call 800-282-7411



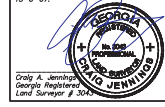
Professional Land Surveying Services
 1660 Barnes Mill Road
 Marietta, Georgia 30062
 Phone: (770) 795-9300
 Fax: (770) 795-8880
 www.geosurvey.com
 EMAIL: info@geosurvey.com
 Certificate of Authorization #LS-00621

OWNER & DEVELOPER

OWNER/DEVELOPER:
 Mr. Brian Franklin
 Arkan Homes, LLC
 405 Marietta Road
 Suite 300
 Alpharetta, GA 30222
 Ph. 678-469-1580

SURVEYOR CERTIFICATION (GA)

As required by subsection (g) of O.C.G.A. Section 15-6-62, this plat has been prepared by a land surveyor and approved by an applicable local jurisdiction for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-62.



PUBLIC SANITARY SEWER INDEMNITY EXHIBIT OF

ELARA AT BETHANY

FOR

Arkan Homes

| | | | | | |
|-------------|----------------|----------------|----------|--------------|----------------------------|
| IS JOB NO: | 20247986-3 | DRAWING SCALE: | 1" = 30' | SURVEY DATE: | April-1-2025 |
| FIELD WORK: | MA | CITY: | MILTON | NO. DATE: | REVISE (SEE GENERAL NOTES) |
| PROJ MGR: | CAJ | COUNTY: | FULTON | STATE: | GA |
| REVIEWER: | | LAND LOT: | 972 | | |
| DWG FILE: | 20247986-3.dwg | DISTRICT: | 2nd | SECTION: | 1st |



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0234

Meeting Date: 5/6/2026

Department

Real Estate and Asset Management

Requested Action

Request approval of a Water Easement Dedication of 18,439 square feet to Fulton County, a political subdivision of the State of Georgia, from SWVP Alpharetta LLC, for the purpose of constructing the Continuum Alpharetta - Multifamily Project at 5555 Windward Parkway, Alpharetta, Georgia 30004.

Requirement for Board Action

Board action is required pursuant to Article XXXIV.- Development Regulations, 34.4. 1 Land disturbance permit prerequisites. In addition, pursuant to Fulton County Code Section 1-117, the Board of Commissioners has exclusive jurisdiction and control in directing and controlling all the property of the County, as they may deem expedient, according to and to exercise such other powers as are granted by law or are indispensable to their jurisdiction over County matters.

Strategic Priority Area related to this item

Open and Responsible Government

Commission Districts Affected

- All Districts
- District 1
- District 2
- District 3
- District 4
- District 5
- District 6

Is this a purchasing item?

No

Summary & Background

Scope of Work: The proposed Continuum Alpharetta - Multifamily Project, a commercial development, requires the installation of a water service line. Fulton County development regulations require that all new water line connections acknowledge Fulton County's ownership interests in the area(s) where a water service line connection is being made before recording the Final Plat. The easement area to be conveyed consists of 18,439 square feet and is located in Land Lot(s) 1186,

1187, 1190 & 1191 of the 2nd District, 2nd Section of Fulton County, Georgia.

Community Impact: The community will benefit from the extension of the County's water system and the addition of a commercial development.

Department Recommendation: The Department of Real Estate and Asset Management recommends acceptance of the easement dedication.

Project Implications: Easement dedications by the owner of record to Fulton County are made a part of public records and grant Fulton County access to perform construction, maintenance, and upgrades to the County's water system once the proposed improvements are installed.

Community Issues/Concerns: None

Department Issues/Concerns: None

Fiscal Impact / Funding Source

Acceptance of this easement dedication does not involve the expenditure or the receipt of funds.

[BLANK SPACE ABOVE THIS LINE IS FOR THE SOLE USE OF THE CLERK OF SUPERIOR COURT]

THIS DOCUMENT MAY BE RECORDED ONLY BY PERSONNEL OF THE FULTON COUNTY LAND DIVISION

Return Recorded Document to:
Fulton County Land Division 141
Pryor Street, S.W. - Suite 8021
Atlanta, Georgia 30303

Project Name: Continuum Alpharetta - Multifamily
Tax Parcel Identification No.: 22 520011810520
Land Disturbance Permit No.: WRN25-063 (Fulton County)
Zoning/Special Use Permit No.: NA
(if applicable)

For Fulton County Use Only
Approval Date: _____
Initials: _____

**WATER LINE EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 7th day of October, 2025, between SWVP Alpharetta, LLC, a corporation duly organized under the laws of the State of Georgia, party of the first part (hereinafter referred to as Grantor) and FULTON COUNTY, a Political Subdivision of the State of Georgia, party of the second part and Grantee.

WITNESSETH, that for and in consideration of \$1.00 in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and in consideration of the benefits which will accrue to the undersigned from the construction of a water line through subject property, and in consideration of the benefits which will accrue to the subject property from the construction of a water line through the subject property, said Grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey to FULTON COUNTY and to successors and assigns the right, title, and privilege of easements through subject property located in Land Lot(s) 1100, 1107, 1100, & 1101, 2nd Section (if applicable) of District 2nd, Fulton County, Georgia, and more particularly described as follows: To wit:

Continuum Alpharetta - Multifamily

Project Name

[See Exhibit "A" attached hereto and made a part hereof]

This right and easement herein granted being to occupy such portion of my property as would be sufficient for the construction, access, maintenance and upgrade of a water line through my property according to the location and size of said water line as shown on the map and profile now on file in

Water Line Easement - Corporate
Revised 08/20/2007

the office of the Public Works Department of Fulton County, and which size and location may be modified from time to time including in the future after the date of this document to accommodate said water line within the aforesaid boundaries of the above-described easement.

For the same consideration, Grantor hereby conveys and relinquishes to FULTON COUNTY a right of access over Grantor's remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on said water line on both a routine and emergency basis.

Said Grantor hereby warrants that it has the right to sell and convey said water line easement and right of access and binds itself, its successors and assigns forever to warrant and defend the right and title to the above described water line easement unto the said FULTON COUNTY, its successors and assigns against the claims of all persons whomever by virtue of these presents.

Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation or claim to damages on account of the construction, access, upgrade or maintenance of said water line for the use of the property as herein agreed.

IN WITNESS HEREOF said party of the first part has hereunto affixed his/her hand and seal on the day and year first above written.

Signed, sealed and delivered this _____
day of _____, 20____
in the presence of:

[Handwritten Signature]
Witness

Notary Public

See Attached Certificate

[NOTARIAL SEAL]

GRANTOR: SWVP Alpharetta, LLC
Corporate Name

By: *[Handwritten Signature]*

Print Name: Cary Mack

Title: Authorized Representative

By: _____

Print Name: _____

Title: _____

[CORPORATE SEAL]

EXHIBIT A

Legal Description

20' Water Easement Exhibit

All that tract or parcel of land lying and being in Land Lot 1187 of the 2nd District, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

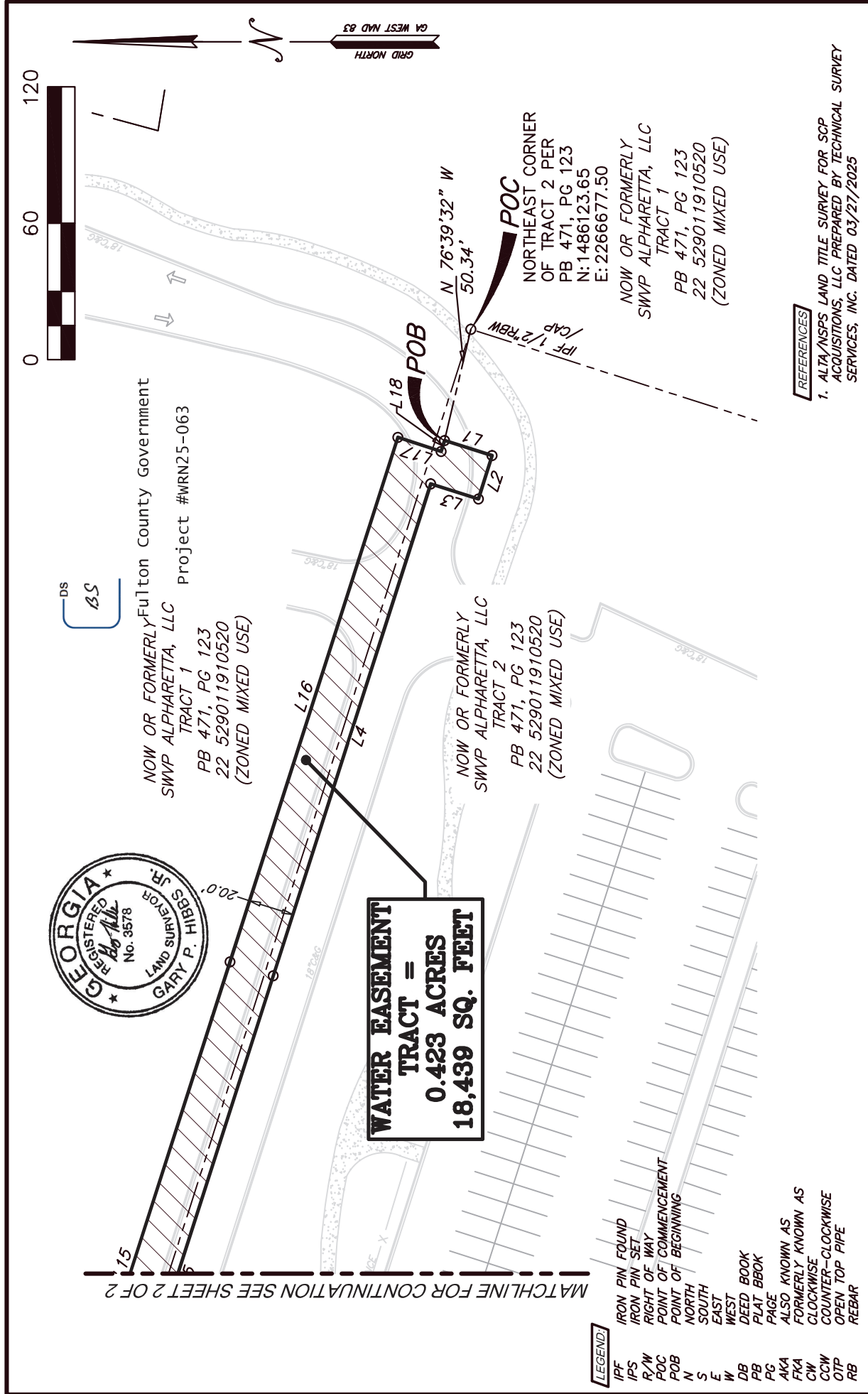
To reach the TRUE POINT OF BEGINNING commence at a 1/2" rebar with cap at the northeast corner of Tract 2 per Plat Book 471, Page 123, said point having Georgia State Plane Coordinates (Georgia West Zone, NAD83) of Northing: 1486123.65 Easting: 2266677.50; thence running North 76° 39' 32" West a distance of 50.34 feet to the TRUE POINT OF BEGINNING; from the point thus established and running South 17° 31' 00" West a distance of 21.92 feet to a point; thence North 72° 29' 00" West a distance of 20.00 feet to a point; thence North 17° 31' 00" East a distance of 21.98 feet to a point; thence North 72° 14' 40" West a distance of 227.16 feet to a point; thence North 72° 14' 40" West a distance of 272.06 feet to a point; thence South 57° 13' 07" West a distance of 41.38 feet to a point; thence South 17° 45' 22" West a distance of 240.99 feet to a point; thence South 17° 45' 22" West a distance of 14.76 feet to a point; thence South 06° 00' 52" East a distance of 68.31 feet to a point; thence South 87° 02' 02" West a distance of 20.03 feet to a point; thence North 06° 00' 52" West a distance of 54.06 feet to a point; thence North 06° 00' 52" West a distance of 17.39 feet to a point; thence North 17° 45' 22" East a distance of 267.14 feet to a point; thence North 57° 13' 07" East a distance of 46.10 feet to a point; thence North 57° 13' 07" East a distance of 11.90 feet to a point; thence South 72° 14' 40" East a distance of 281.50 feet to a point; thence South 72° 14' 40" East a distance of 242.25 feet to a point; thence South 17° 57' 39" West a distance of 20.03 feet to a point; thence South 72° 53' 25" East a distance of 4.98 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.423 Acres (18,439 Square Feet).



Fulton County Government

Project #WRN25-063

EXHIBIT A



"EXHIBIT A"
WATER EASEMENT EXHIBIT
 FOR
SCP ACQUISITIONS, LLC
 LAND LOT 1187 2nd DISTRICT 2nd SECTION
 CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
 SCALE: 1"=60' DATE: 10/01/2025

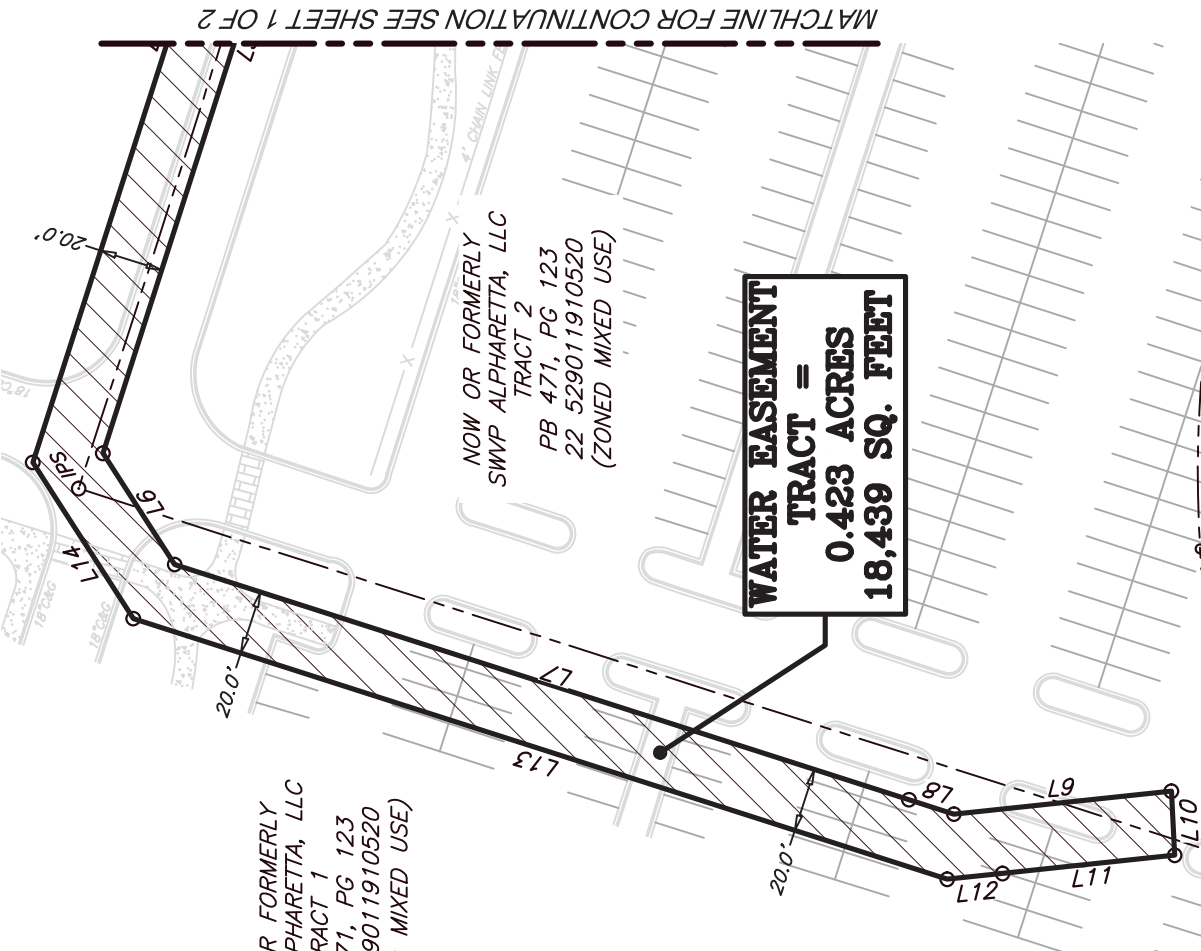
| No | Revision | Date |
|----|----------|------|
| | | |
| | | |
| | | |
| | | |
| | | |

1641 Autumn Boulevard
 Conyers, Georgia 30012
 (770) 922-6391 Office
 (770) 922-0767 Fax
 www.iss-atl.com

TSS
 TECHNICAL SURVEY SERVICES, INC.

JOB: 2025-1227 SCREEN FILE: 2025-1227 WATER EASE.DWG SHEET 1 OF 2

EXHIBIT A



WATER EASEMENT TRACT = 0.423 ACRES 18,439 SQ. FEET

NOW OR FORMERLY
SWWP ALPHARETTA, LLC
TRACT 1
PB 471, PG 123
22 529011910520
(ZONED MIXED USE)

NOW OR FORMERLY
SWWP ALPHARETTA, LLC
TRACT 2
PB 471, PG 123
22 529011910520
(ZONED MIXED USE)



- LEGEND:**
- IPF IRON PIN FOUND
 - IPS IRON PIN SET
 - R/W RIGHT OF WAY
 - POC POINT OF COMMENCEMENT
 - POB POINT OF BEGINNING
 - N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - DB DEED BOOK
 - PB PLAT BOOK
 - PG PAGE
 - AKA ALSO KNOWN AS
 - FXA FORMERLY KNOWN AS
 - CW CLOCKWISE
 - CCW COUNTER-CLOCKWISE
 - OTF OPEN TOP PIPE
 - RB REBAR

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 17°31'00" W | 21.92' |
| L2 | N 72°29'00" W | 20.00' |
| L3 | N 17°31'00" E | 21.98' |
| L4 | N 72°14'40" W | 227.16' |
| L5 | N 72°14'40" W | 272.06' |
| L6 | S 57°13'07" W | 41.38' |
| L7 | S 17°45'22" W | 240.99' |
| L8 | S 17°45'22" W | 14.76' |
| L9 | S 06°00'52" E | 68.31' |
| L10 | S 87°02'02" W | 20.03' |
| L11 | N 06°00'52" W | 54.06' |
| L12 | N 06°00'52" W | 17.39' |
| L13 | N 17°45'22" E | 267.14' |
| L14 | N 57°13'07" E | 46.10' |
| L15 | S 72°14'40" E | 281.50' |
| L16 | S 72°14'40" E | 242.25' |
| L17 | S 17°57'39" W | 20.03' |
| L18 | S 72°53'25" E | 4.98' |

REFERENCES

1. ALTA/NSPS LAND TITLE SURVEY FOR SCP ACQUISITIONS, LLC PREPARED BY TECHNICAL SURVEY SERVICES, INC. DATED 03/27/2025

| No | Revision | Date |
|----|----------|------|
| | | |
| | | |
| | | |
| | | |
| | | |

1641 Autumn Boulevard
Conyers, Georgia 30012
(770) 922-6391 Office
(770) 922-0767 Fax
www.iss-atl.com



"EXHIBIT A"
WATER EASEMENT EXHIBIT
FOR
SCP ACQUISITIONS, LLC

LAND LOT 1187 2nd DISTRICT 2nd SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
SCALE: 1"=60' DATE: 10/01/2025



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0235

Meeting Date: 5/6/2026

Department

Real Estate and Asset Management

Requested Action

Request approval of a Sewer Easement Dedication of 8,946 square feet to Fulton County, a political subdivision of the State of Georgia, from CHIDF Atlanta Hunter Road II, LLC, for the purpose of constructing the Hunter Road Project at 5190 Mason Road, Union City, Georgia 30291.

Requirement for Board Action

Board action is required pursuant to Article XXXIV. - Development Regulations, 34.4.1 Land disturbance permit prerequisites. In addition, pursuant to Fulton County Code Section 1-117, the Board of Commissioners has exclusive jurisdiction and control in directing and controlling all the property of the County, as they may deem expedient, according to and to exercise such other powers as are granted by law or are indispensable to their jurisdiction over County matters.

Strategic Priority Area related to this item

Open and Responsible Government

Commission Districts Affected

- All Districts
- District 1
- District 2
- District 3
- District 4
- District 5
- District 6

Is this a purchasing item?

No

Summary & Background

Scope of Work: The proposed Hunter Road Project, a commercial Development requires a connection to the County's sewer system. Fulton County development regulations require that all new sewer line connections acknowledge Fulton County's ownership interests in the area(s) in which

a connection is being made to the County's sewer system before issuing a Land Disturbance Permit. The easement area to be conveyed to the County consists of 8,946 square feet and is located in Land Lot(s) 132 & 133 of the 9F District, Section of Fulton County, Georgia

Community Impact: The community will benefit from the extension of the County's sewer system and the addition of commercial development.

Department Recommendation: The Department of Real Estate and Asset Management recommends acceptance of the easement dedication.

Project Implications: Easement dedications by the owner of record to Fulton County are made a part of public record and grant Fulton County access to perform construction, maintenance, and upgrades to the County's sewer system once the proposed improvements are installed.

Community Issues/Concerns: None

Department Issues/Concerns: None

Fiscal Impact / Funding Source

Acceptance of this easement dedication does not involve the expenditure or the receipt of funds.

[BLANK SPACE ABOVE THIS LINE IS FOR THE SOLE USE OF THE CLERK OF SUPERIOR COURT]

THIS DOCUMENT MAY BE RECORDED ONLY BY PERSONNEL OF THE FULTON COUNTY LAND DIVISION

Return Recorded Document to:
Fulton County Land Division
141 Pryor Street, S.W. – Suite 8021
Atlanta, Georgia 30303

Project Name : Hunter Road
Tax Parcel Identification No.: 09F34000134973
Land Disturbance Permit No.: WRS25-044
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only

Approval Date: _____
Initials: _____

**SEWER LINE EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 9th day of February, 2026, between CHIDF Atlanta Hunter Road II, L.L.C., a corporation duly organized under the laws of the State of Delaware, party of the first part (hereinafter referred to as Grantor), and **FULTON COUNTY**, a Political Subdivision of the State of Georgia, party of the second part.

WITNESSETH, that for and in consideration of \$1.00 cash in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and in consideration of the benefit which will accrue to the undersigned from the construction of a sewer line through subject property, and in consideration of the benefits which will accrue to the subject property from the construction of a sewer line through the subject property, said Grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey to the party of the second part and to successors and assigns the right, title, and privilege of an easement on subject property located in land lot(s) 132 and 133 of the 9E District _____ Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows: To wit:

Hunter Road

Project Name

[See Exhibit "A" attached hereto and made a part hereof]

This right and easement herein granted being to occupy such portion of my property as would be sufficient for the construction, access, maintenance and upgrade of a sewer line through my property according to the location and size of said sewer line as shown on the map and profile now on file in the office of the Public Works Department of Fulton County, and which size and location may be modified from time to time including in the future after the date of this document to accommodate said sewer line within the aforesaid boundaries of the above-described easement.

For the same consideration, Grantor(s) hereby convey and relinquish to FULTON COUNTY a right of access over Grantor's remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on said sewer line on both a routine and emergency basis.

Grantor hereby warrants that it has the right to sell and convey said sewer easement and right of access and binds itself, its successors and assigns forever to warrant and defend the right and title to the above described sewer line easement unto the said FULTON COUNTY, its successors and assigns against the claims of all persons whomever by virtue of these presents.

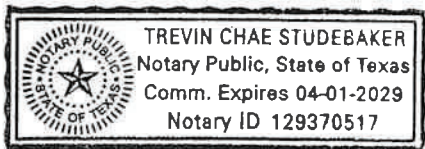
Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation or claim to damages on account of the construction, access, upgrade or maintenance of said sewer line for the use of the property as herein agreed.

IN WITNESS HEREOF said party of the first part has hereunto affixed its hand and seal on the day and year first above written.

Signed, sealed and delivered this 9th
day of February 20 26
in the presence of:

Nadia Beagles
Witness

Trevin Chae Studebaker
Notary Public



[NOTARIAL SEAL]

CHIDF ATLANTA HUNTER ROAD II, L.L.C., a Delaware limited liability company

GRANTOR: By: CHI Southeast 123 Hunter Road II, L.P., a Delaware limited partnership, its manager

By: CHI LTH GP, L.L.C., a Delaware limited liability company, its general partner

By: [Signature]
Print Name: John Bateman

Title: Vice President

By: _____

Print Name: _____

Title: _____

[CORPORATE SEAL]

LEGAL DESCRIPTION – 20' SANITARY SEWER EASEMENT

All that tract or parcel of land lying and being in Land Lot 133, 9F District, Fulton County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #25-025; Drawing/File #25-025), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

To find the POINT OF BEGINNING, COMMENCE at a disturbed concrete r/w monument found at the intersection of the southwesterly right-of-way line of Hunter Road (100' Public R/W) and the relocated southeasterly right-of-way line of Mason Road (100' and varies Public R/W), said point being at State Plane Coordinates (Georgia West Zone) of North: 1,316,557.29; East: 2,181,591.97;

THENCE proceeding along said relocated southeasterly right-of-way line of Mason Road the following courses and distances: South 64 degrees 01 minutes 21 seconds West for a distance of 320.31 feet to a concrete r/w monument found;

THENCE along a curve to the left having a radius of 904.93 feet for an arc length of 356.94 feet (said arc being subtended by a chord of South 52 degrees 47 minutes 50 seconds West for a distance of 354.63 feet) to a computed point, said computed point being at State Plane Coordinates (Georgia West Zone) of North: 1,316,202.57; East: 2,181,021.56 and being the POINT OF BEGINNING;

THENCE departing said relocated southeasterly right-of-way line of Mason Road South 08 degrees 22 minutes 42 seconds West for a distance of 100.46 feet to a computed point;

THENCE South 55 degrees 19 minutes 46 seconds East for a distance of 74.20 feet to a computed point;

THENCE South 74 degrees 37 minutes 28 seconds East for a distance of 47.97 feet to a computed point;

THENCE North 86 degrees 04 minutes 49 seconds East for a distance of 170.50 feet to a computed point;

THENCE South 04 degrees 11 minutes 08 seconds East for a distance of 70.65 feet to a computed point;

THENCE South 85 degrees 48 minutes 52 seconds West for a distance of 20.00 feet to a computed point;

THENCE North 04 degrees 11 minutes 08 seconds West for a distance of 50.75 feet to a computed point;

THENCE South 86 degrees 04 minutes 49 seconds West for a distance of 153.99 feet to a computed point;

THENCE North 74 degrees 37 minutes 28 seconds West for a distance of 54.77 feet to a computed point;

THENCE North 55 degrees 19 minutes 46 seconds West for a distance of 90.03 feet to a computed point;

THENCE North 08 degrees 22 minutes 42 seconds East for a distance of 80.79 feet to a computed point on the aforesaid relocated southeasterly right-of-way line of Mason Road;

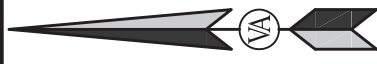
THENCE proceeding along said relocated southeasterly right-of-way line of Mason Road along a curve to the right having a radius of 904.93 feet for an arc length of 37.83 feet (said arc being subtended by a chord of North 40 degrees 17 minutes 59 seconds East for a distance of 37.82 feet) to a computed point, said computed point being the POINT OF BEGINNING.

Said tract or parcel of land contains 0.205 acres or 8,946 square feet.

BS

Project #WRS25-044

Fulton County Government



GRID NORTH
GEORGIA WEST ZONE



APPROXIMATE LAND LOT LINE

N/F
QUIKTRIP CORPORATION
DB 68033 PG 430
PB 128 PG 75
ZONING AG-1
PARCEL# 09F-3400-0133-893-3

RELOCATED MASON ROAD
PER DB 1097922933 & DB 1097922938
100' PUBLIC R/W (M)
PER DB 3310 PG 369 & DB 11097 PG 287

POINT OF COMMENCEMENT
N: 1316557.29
E: 2181591.97

30' X 30' PPF SIGN EASEMENT
PER DB 59848 PG 189

BS

Project #WRS25-044

Fulton County Government

HUNTER ROAD
(VARIABLE WIDTH PUBLIC R/W)
PER DB 3310 PG 369 & DB 11097 PG 287

RMF DISTURBED

12" STONE WALL
"STORD"

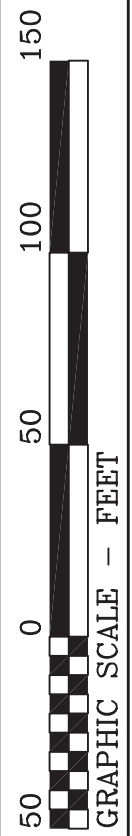
APPROXIMATE SLOPE
EASEMENT PER DB 11097 PG
287

APPROXIMATE SLOPE
EASEMENT PER DOT RM
PLANS PROJECT NO. RS -
2620(3), DRAWING NO. 5-16

N/F
ANTAUEUS, INC.
DB 10120 PG 36
ZONING M-1
PARCEL# 09F-3400-0133-497-3
WOODED VACANT



EXHIBIT SURVEY OF: **SANITARY SEWER EASEMENT**
FOR
ANTAUEUS, INC.



GRAPHIC SCALE - FEET

LAND LOT 133 DISTRICT 9F CITY OF UNION CITY, FULTON COUNTY, GEORGIA

DATE: 3/03/2026

SCALE: 1" = 50'

JOB NO. 25-025

FILE NO. 25-025.dwg

SHEET 1 OF 3

VALENTINO & ASSOCIATES INC.
LAND SURVEYORS

4045 ORCHARD ROAD
BUILDING 200
SMYRNA, GEORGIA 30080
PHONE: (770) 438-0015
FAX: (770) 435-6050
WEB: VALENTINOSURVEY.COM
STATE OF GEORGIA LAND SURVEYING FIRM LICENSE NO. LSF000794



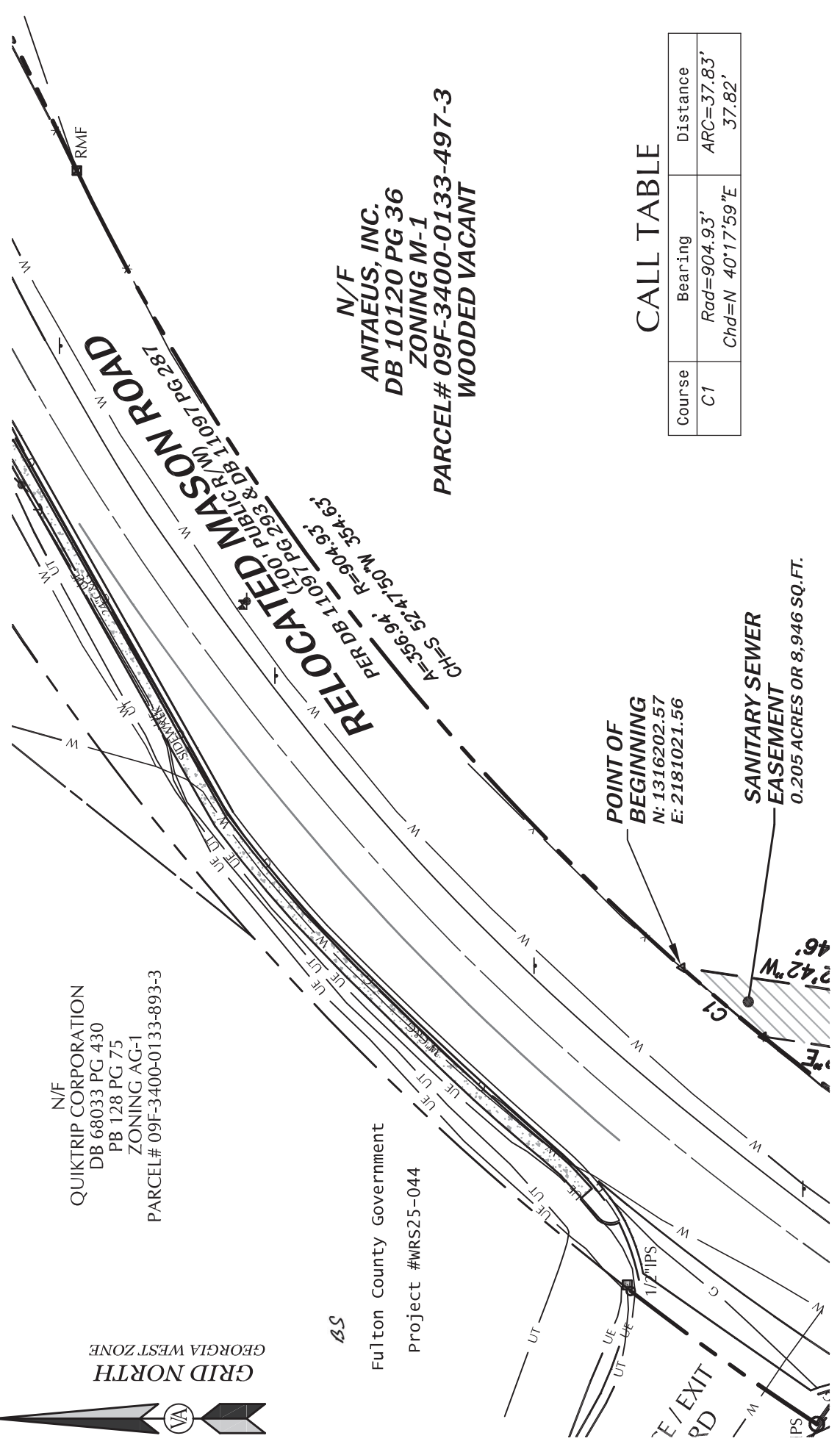
GRID NORTH
GEORGIA WEST ZONE

N/F
QUIKTRIP CORPORATION
DB 68033 PG 430
PB 128 PG 75
ZONING AG-1
PARCEL# 09F-3400-0133-893-3

Fulton County Government
Project #WRS25-044

N/F
ANTAEUS, INC.
DB 10120 PG 36
ZONING M-1
PARCEL# 09F-3400-0133-497-3
WOODED VACANT

RELOCATED MASON ROAD
(100' PUBLIC R/W)
PER DB 1097 PG 293 & DB 1097 PG 287
A=356.94' R=904.93'
CH=S 52°47'30"W 354.63'



CALL TABLE

| Course | Bearing | Distance |
|--------|---------------------------------|----------------------|
| C1 | Rad=904.93' Chd=N 40°17'59"E | ARC=37.83' 37.82' |



EXHIBIT SURVEY OF: **SANITARY SEWER EASEMENT** FOR **ANTAEUS, INC.**



LAND LOT 133 DISTRICT 9F CITY OF UNION CITY, FULTON COUNTY, GEORGIA

| | | | | |
|-----------------|-----------------|----------------|---------------------|--------------|
| DATE: 3/03/2026 | SCALE: 1" = 50' | JOB NO. 25-025 | FILE NO. 25-025.dwg | SHEET 2 OF 3 |
|-----------------|-----------------|----------------|---------------------|--------------|

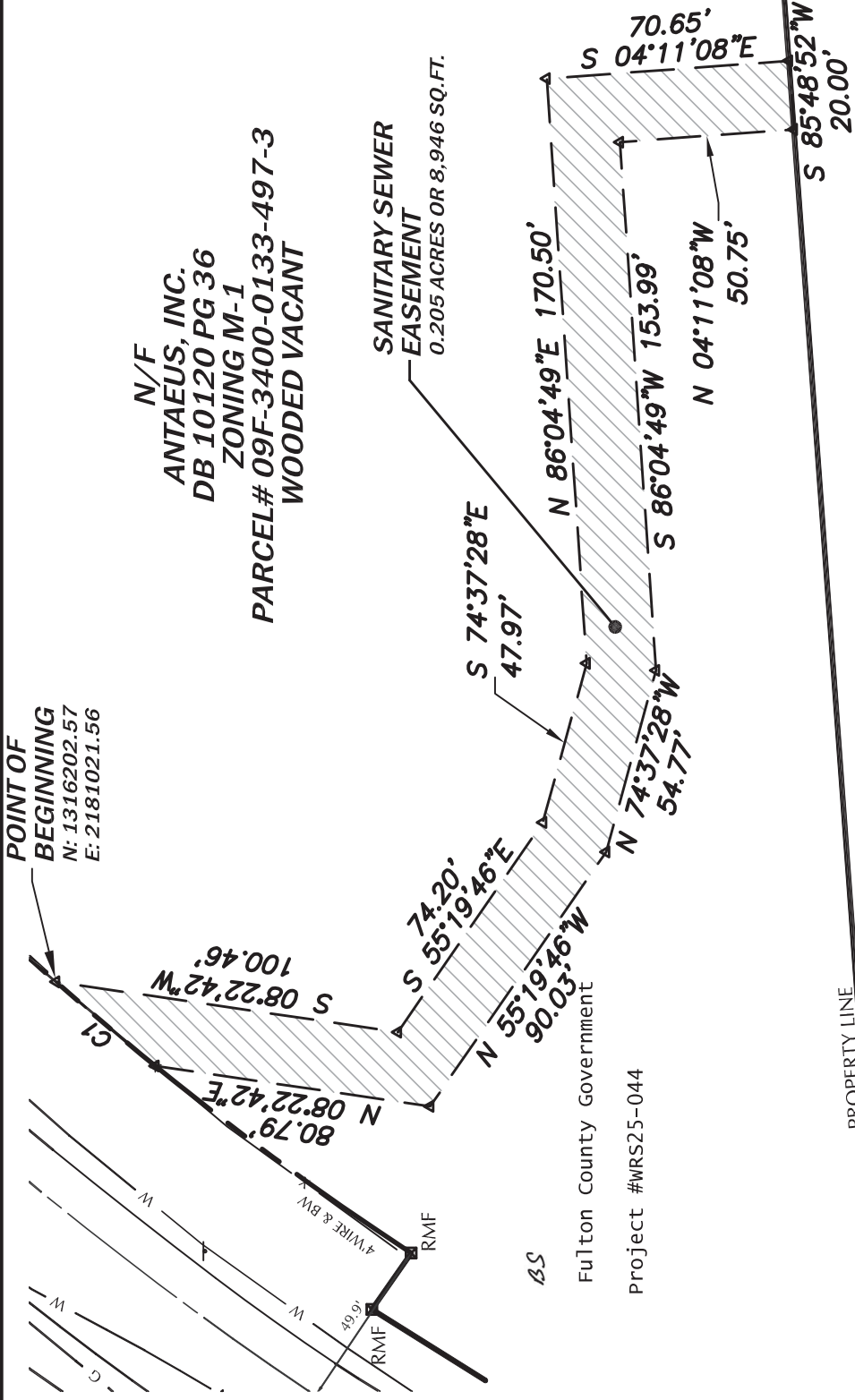
VALENTINO & ASSOCIATES INC.
 LAND SURVEYORS
 4045 ORCHARD ROAD
 BUILDING 200
 SMYRNA, GEORGIA 30080
 PHONE: (770) 438-0015
 FAX: (770) 435-6050
 WEB: VALENTINOSURVEY.COM
 STATE OF GEORGIA LAND SURVEYING FIRM LICENSE
 NO. LSF000794

GRID NORTH
 GEORGIA WEST ZONE



N/F
ANTAETUS, INC.
 DB 10120 PG 36
 ZONING M-1
 PARCEL# 09F-3400-0133-497-3
 WOODED VACANT

SANITARY SEWER
 EASEMENT
 0.205 ACRES OR 8,946 SQ. FT.



N/F
 UHS OF TALBOT
 DB 57870 PG 101
 ZONING AG-1
 WOODED VACANT
 PARCEL# 09F-3500-0132-070-8

APPROXIMATE LAND LC

L.L.
 732

L.L.
 733



EXHIBIT SURVEY OF: **SANITARY SEWER EASEMENT**
 FOR
ANTAETUS, INC.



LAND LOT 133 DISTRICT 9F CITY OF UNION CITY, FULTON COUNTY, GEORGIA

| | | | | |
|-----------------|-----------------|----------------|---------------------|--------------|
| DATE: 3/03/2026 | SCALE: 1" = 50' | JOB NO. 25-025 | FILE NO. 25-025.dwg | SHEET 3 OF 3 |
|-----------------|-----------------|----------------|---------------------|--------------|

VALENTINO & ASSOCIATES INC.
 LAND SURVEYORS
 4045 ORCHARD ROAD
 BUILDING 200
 SMYRNA, GEORGIA 30080
 PHONE: (770) 438-0015
 FAX: (770) 435-6050
 WEB: VALENTINOSURVEY.COM
 STATE OF GEORGIA LAND SURVEYING FIRM LICENSE
 NO. LSF000794



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0236

Meeting Date: 5/6/2026

Department

Community Development

Requested Action

Request approval of a recommended proposal - Department of Community Development, 25RFP1501517B-RT, Tenant Based Rental Assistance Program in the amount not to exceed \$1,200,000.00 with the Urban League of Greater Atlanta (Atlanta, Georgia) to carry out implementation of the day to day administration of the Tenant Based Rental Assistance Program (TBRA), a federal government grant assisted program aimed at providing rental assistance to eligible low to moderate income households, specifically those at or below 80% of the Area Median Income (AMI). The Tenant Based Rental Assistance Program (TBRA) contract is 100% grant funded. Effective upon BOC Approval to December 31, 2026, with one (1) year renewal option.

Requirement for Board Action

In accordance with Fulton County Code § 102-375, competitive selection procedures for professional and consultant services of more than \$100,000.00 shall be forwarded to the Board of Commissioners for approval.

Strategic Priority Area related to this item

Health and Human Services

Commission Districts Affected

- All Districts
- District 1
- District 2
- District 3
- District 4
- District 5
- District 6

Is this a purchasing item?

Yes

Summary & Background

The Department of Community Development recommends approval of a contract with Urban League of Greater Atlanta in an amount not to exceed \$1,200,000.00 in grant funds to administer the Tenant

Based Rental Assistance Program (TBRA).

Fulton County Government receives an annual allocation of HOME Investment Partnerships (HOME) funds from the U.S. Department of Housing and Urban Development (HUD) to provide housing assistance to low-income households. Specifically, those who are at or below 80% of the area median income (AMI). The implementing agency will administer the TBRA program and is responsible for all program activities in compliance with the adopted policies, procedures, and applicable HUD regulations.

Scope of Work: The selected respondent will be responsible for implementing and managing the daily operations of the Tenant-Based Rental Assistance (TBRA) Program in compliance with HUD requirements under 24 CFR 92.209.

Program administration responsibilities include:

- Meeting with applicants to verify eligibility, including required income calculations under HOME program rules.
- Determining eligibility and issuing rental assistance coupons to approved households.
- Inspecting selected units to ensure they meet Housing Quality Standards (HQS) and evaluating rent reasonableness.
- Preparing and executing rental assistance contracts and processing housing assistance payments.
- Addressing concerns or disputes raised by participating tenants or landlords.
- Carrying out additional tasks needed to ensure program compliance and efficient operations.
- Providing a plan to support households in securing stable housing after two years of program participation.

Community Impact: Community Development, through the recommended Tenant Based Rental Assistance program, will be able to provide up to 24 months of rental assistance services to Fulton County constituents.

Department Recommendation: After a thorough review of all proposals and careful consideration of the requirements and evaluation criteria outlined in the RFP issued November 4, 2025, the Evaluation Committee recommends the Urban League of Greater Atlanta to deliver Tenant Based Rental Assistance services for Community Development, as required by HUD.

Project Implications: Granting approval will allow the County to provide temporary rental assistance to eligible households experiencing a housing crisis, helping them stabilize and return to safe, secure housing.

Community Issues/Concerns: The Department of Community Development has not identified any community issues or concerns regarding this request.

Department Issues/Concerns: There are no departmental issues or concerns.

Contract Modification: New Procurement

Contract & Compliance Information

Contract Value: \$1,200,000.00

Prime Vendor: Urban League of Greater Atlanta
Prime Status: African American Female Business Enterprise
Location: Atlanta, Ga
County: Fulton County
Prime Value: \$1,124,880.00 or 93.74%

Subcontract: UJAMAA Construction
Prime Status: African American Male Business Enterprise
Location: Morrow, Ga
County: Cobb County
Subcontract Value: \$75,120.00 or 6.26%

Total Contract Value: \$1,200,000.00 or 100.00%
Total Certified Value: \$75,120.00 or 6.26%

Exhibits Attached

- Exhibit 1: Evaluation Committee Recommendation Letter
- Exhibit 2: TBRA Contract
- Exhibit 3: Performance Evaluation Memo

Contact Information

Stanley Wilson, Director, Department of Community Development 470-526-9655

Contract Attached

Yes

Previous Contracts

No

Total Contract Value

Original Approved Amount: \$0.00
Previous Adjustments: \$0.00
This Request: \$1,200,000.00
TOTAL: \$1,200,000.00

Fiscal Impact / Funding Source

Funding Line 1:

461-121-HM18-V155 \$81,219.26- Grants, Community Development, Home Program, Home Based Rental Assistance

Funding Line 2:

461-121-HM19-V155 \$180,000.00- Grants, Community Development, Home Grant 2019

Funding Line 3:

461-121-HM20-V155 \$186,000.00- Grants, Community Development, Home Grant 2020

Funding Line 4:

461-121-HM21-V155 \$300,640.65- Grants, Community Development, Home Grant 2021

Funding Line 5:

461-121-HM22-V155 \$377,561.00- Grants, Community Development, Home Grant 2022

Funding Line 6:

461-121-HM23-V155 \$74,579.09- Grants, Community Development, Home Grant 2023

| Key Contract Terms | |
|--------------------------------------|--|
| Start Date: Upon BOC Approval | End Date: 12/31/2026 |
| Cost Adjustment: None | Renewal/Extension Terms: <input type="radio"/> Renewal Option |

Overall Contractor Performance Rating: N/A

Would you select/recommend this vendor again?

Choose an item.

Report Period Start:

Report Period End:



INTEROFFICE MEMORANDUM

TO: Felicia Strong-Whitaker, Chief Purchasing Agent
Department of Purchasing & Contract Compliance

FROM: Evaluation Committee Recommendation Letter

DATE: January 21, 2026

PROJECT: #25RFP1501517B-RT, Hope to Home Tenant Based Rental Assistance Program

In accordance with the Purchasing Code, a duly appointed Evaluation Committee has reviewed the proposals submitted in response to the above-referenced project on behalf of the Department of Community Development.

Four (4) qualified firms submitted proposals for evaluation and consideration for award of this project:

1. Project Real Life Youth Occupational Training
2. RFP Auction
3. Urban League of Greater Atlanta
4. WWW.GMEN.ORG

After review of the technical proposal the following firms were short-listed:

1. Urban League of Greater Atlanta
2. WWW.GMEN.ORG

After review, evaluation, and consideration of all available information related to the requirements and evaluation criteria of the RFP, the Evaluation Committee has determined that the proposal submitted by Urban League of Greater Atlanta is the recommended vendor for the award of #25RFP1501517B-RT, Hope to Home Tenant Based Rental Assistance Program with a final score of **80.94%**.

Evaluation Committee Recommendation Letter

Date: January 21, 2026

#25RFP1501517B-RT, Hope to Home Tenant Based Rental Assistance Program

Page | 2

The Evaluation Committee members attest that each member scored each proposal independently in accordance with the evaluation criteria set forth in the Request for Proposal and that their individual score is a part of the final scores in the attached Evaluation Matrix.

SELECTION COMMITTEE MEMBERS:

Ann Isaac

Ann Isaac, Coordinator 1

Tarcarnesia (Mese) Blackshear

Tarcarnesia Blackshear, Manager

Charles Arthur

Charles Arthur, Community Development Specialist

Miranda Barney

Miranda Barney, Division Manager

Evaluation Committee Recommendation Letter

Date: January 21, 2026

#25RFP1501517B-RT, Hope to Home Tenant Based Rental Assistance Program Page | 3

| EVALUATION CRITERIA | WEIGHT | Urban league of Greater Atlanta | WWW.GMEN.ORG | | | | | | |
|--------------------------------------|----------------|---------------------------------|---------------|--|--|--|--|--|--|
| Project Approach | 35.00% | 30.63% | 28.44% | | | | | | |
| Qualifications of Key Personnel | 20.00% | 16.25% | 16.25% | | | | | | |
| Relevant Project Experience | 25.00% | 20.31% | 21.88% | | | | | | |
| Availability of Personnel | 10.00% | 8.75% | 8.13% | | | | | | |
| Local Preference | 3.00% | 0.00% | 0.00% | | | | | | |
| Service-Disabled Veterans Preference | 2.00% | 0.00% | 0.00 | | | | | | |
| Cost Proposal | 5.00% | 5% | 5% | | | | | | |
| TOTAL SCORE: | 100.00% | 80.94% | 79.70% | | | | | | |

INTEROFFICE MEMORANDUM



TO: Felicia Strong-Whitaker, Chief Purchasing Agent
Department of Purchasing & Contract
Compliance

THROUGH: Stanley Wilson, Director
Department of Community Development

FROM: Miranda Barney, Division Manager
Department of Community Development

DATE: April 16, 2026

SUBJECT: Contractor Performance Memo

The Contractor listed below has never provided professional services as a Prime Contractor for Fulton County Department of Community Development.

Project No: #25RFP1501517B-RT
Project Title: Hope to Home Tenant Based Rental Assistance

Contractor: Urban League of Greater Atlanta
230 Peachtree St, NW
Suite 2600
Atlanta, GA 30303

Stanley Wilson 4/16/2026 | 1:29 PM EDT



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0237

Meeting Date: 5/6/2026

Department

Select Fulton

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Request approval to amend an existing contract - Department of Economic Development, Select Fulton Workforce Development Division, 22RFP0121B-PS, WIOA Adult and Dislocated Worker Services, to include required federal award identification information into sub-awards with Arbor E&T, LLC dba Equus Workforce Solutions (Equus) (Louisville, KY) to provide comprehensive career services for Adult and Dislocated Workers for the Fulton County Local Workforce Development Board. Effective upon BOC approval. 100% grant funded.

Requirement for Board Action *(Cite specific Board policy, statute or code requirement)*

In accordance with Purchasing Code Section 102-420, contract modifications within the scope of the contract and necessary for contract completion of the contract, in the specifications, services, time of performance or terms and conditions of the contract shall be forwarded to the Board of Commissioners for approval

Strategic Priority Area related to this item *(If yes, note strategic priority area below)*

Infrastructure and Economic Development

Commission Districts Affected

- All Districts
- District 1
- District 2
- District 3
- District 4
- District 5
- District 6

Is this a purchasing item?

Yes

Summary & Background: Select Fulton's Workforce Development Division focuses on demand-driven workforce solutions by providing data and resources for businesses seeking a skilled workforce; as well as providing workforce solutions for dislocated workers and qualified unemployed/underemployed adults. The primary method of delivering these services is through a

network of Career Resource Centers that assist people seeking employment, training and education services for Adult and Dislocated Worker Programs.

This request to amend the existing contract is necessary in order to comply with required federal award identification information.

Scope of Work: Programs provided for this project are Adult and Dislocated Worker Career Services in accordance with the Workforce Innovation and Opportunity Act (WIOA).

Community Impact: Ensuring greater customer service and access to employment opportunities for Fulton County residents.

Department Recommendation: The Department recommends approval of the contract amendment to comply with required federal award identification information.

Project Implications: None.

Community Issues/Concerns: None.

Department Issues/Concerns: None.

Contract Compliance Requirements:

Contract Value: \$Non-Profit

Prime Vendor: Arbor E & T, LLC dba Equus Workforce Solutions

Prime Status: Non-Minority

Location: Louisville, KY

County: Jefferson County

Prime Value: \$Non-Profit or 100.00%

Total Contract Value: \$Non-Profit or 100.00%

Total Certified Value: \$0.00 or 0.00%

Fiscal Impact / Funding Source

Funding Line 1:

No funding impact

AMENDMENT NO. 3 TO FORM OF CONTRACT

Contractor: **APM Equus Holdings Corporation dba Arbor E&T, LLC dba Equus Workforce Solutions**

Contract No.: **22RFP0121B-PS, WIOA Adult and Dislocated Worker Services**

Address: **9200 Shelbyville Road, Suite 210**
City, State **Louisville, KY 40222**

Telephone: **502-630-3834**

Email: **Jack.Sawyer@equusworks.com**

Contact: **Jack Sawyer**
CEO

W I T N E S S E T H

WHEREAS, Fulton County (“County”) entered into a Contract with APM Equus Holdings Corporation dba Arbor E&T, LLC dba Equus Workforce Solutions to provide workforce solutions for dislocated workers and qualified unemployed/underemployed adults, dated April 20, 2022 , on behalf of the Economic Development department; and

WHEREAS, the County wishes to amend the existing contract to include required federal award identification information into sub-awards; and

WHEREAS, the Contractor has performed satisfactorily over the period of the contract; and

WHEREAS, this amendment was approved by the Fulton County Board of Commissioners on _____ 2026 and

NOW, THEREFORE, the County and the Contractor agree as follows:

This Amendment No. 3 to Form of Contract is effective as of _____ 2026, between the County and APM Equus Holdings Corporation dba Arbor E&T, LLC dba Equus Workforce Solutions, who agree that all Services specified will be performed in accordance with this Amendment No. 3 to Form of Contract and the Contract Documents.

1. SCOPE OF WORK TO BE PERFORMED:

Amend existing contract - Select Fulton, 22RFP0121B-PS, for Workforce Development Division, branded as WorkSource Fulton to Include required federal award identification information into sub-awards, issued to sub-recipients granted for Workforce Innovation and Opportunity Act (WIOA) funding passed-through Technical College System of Georgia (TCSG) in accordance with Workforce

Implementation Guidance Letter, (WIG) GA-19-001, contract assurances. The distinction identifies a sub-recipient from a vendor and clearly identifies as such in the terms of the contract. In compliance with the Uniform Grant Guidance, (2 CFR PART 200 and 2 CFR 200.332(b)(1)(ii)).

All requirements of the sub-award, including requirements imposed by Federal statutes, regulations, and the terms and conditions of the Federal award; Any additional requirements that the pass-through entity imposes on the sub-recipient for the pass-through entity to meet its responsibilities under the Federal award apply.

Addendum:

Company's UEI #: (MSYFSPW9KMD3) Subrecipient's unique entity identifier as active in SAM.GOV) 2 CFR 200.332(b)(1)(ii)

GRANT PERIODS: 7/01/2024 – 6/30/2026; 7/01/2025 – 6/30//2027

PROGRAM TITLE/TITLE: WIOA Adult and Dislocated Worker Program

AMOUNT: Up to \$2,060,944.61

FAIN: 24A55AW000059, 24A55AT000060,25A55AW000130; and 25A55AT000157

ALN: 17.258 and 17.278.

2. **COMPENSATION:** The services described under Scope of Work herein shall be performed by Contractor for a total amount not to exceed \$0.00 approved by BOC.
3. **LIABILITY OF COUNTY:** This Amendment No. 3 to Form of Contract shall not become binding on the County, and the County shall incur no liability upon same until such agreement has been executed by the Chair to the Commission, attested to by the Clerk to the Commission and delivered to Contractor.
4. **EFFECT OF AMENDMENT NO. 3 TO FORM OF CONTRACT:** Except as modified by this Amendment No. 3 to Form of Contract, the Contract, and all Contract Documents, remain in full force and effect.

[INTENTIONALLY LEFT BLANK]

IN WITNESS THEREOF, the Parties hereto have caused this Contract to be executed by their duly authorized representatives as attested and witnessed and their corporate seals to be hereunto affixed as of the day and year date first above written.

OWNER:

FULTON COUNTY, GEORGIA

CONTRACTOR:

**APM EQUUS HOLDINGS
CORPORATION dba ARBOR
E&T, LLC dba EQUUS
WORKFORCE SOLUTIONS**

Robert L. Pitts, Chairman
Fulton County Board of
Commissioners

Jack Sawyer
CEO

ATTEST:

Tonya R. Grier
Clerk to the Commission

(Affix County Seal)

APPROVED AS TO FORM:

Office of the County Attorney

APPROVED AS TO CONTENT:

Samir Abdullahi, Director
Select Fulton

| | |
|--|---|
| ITEM#: _____ RM: _____ REGULAR MEETING | ITEM#: _____ 2 ND RM: _____ SECOND REGULAR MEETING |
|--|---|



**DEPARTMENT OF PURCHASING &
CONTRACT COMPLIANCE**

CONTRACTORS PERFORMANCE REPORT

PROFESSIONAL SERVICES

| | | | |
|------------------------|-------------------|-----------------------|---------------------|
| Report Period Start | Report Period End | Contract Period Start | Contract Period End |
| 07/01/25 | 04/02/26 | 07/01/22 | 06/30/26 |
| Purchaser Order Number | | Purchase Order Date | |

Department
Economic Development

Bid Number: **22RFP0121B-PS** Service Commodity: **Adult and Dislocated Worker Services**


Contractor: **Arbor Inc. dba ResCare Workforce Services**

| Performance Rating | |
|--------------------|--|
| 0 = Unsatisfactory | Archives contract requirements less than 50% of the time not responsive, effective and/or efficient; unacceptable delay; incompetence; high degree of customer dissatisfaction. |
| 1 = Poor | Archives contract requirements 70% of the time. Marginally responsive, effective and/or efficient; delays require significant adjustments to programs; key employees marginally capable; customer somewhat satisfied. |
| 2 = Satisfactory | Archives contract requirements 80% of the time. Generally responsive, effective and/or efficient; delays are excusable and/or results in minor programs adjustments; employees are capable and satisfactorily providing service without intervention; customers indicate satisfaction. |
| 3 = Good | Archives contract requirements 90% of the time. Usually responsive; effective and/or efficient; delays have not impact on programs/mission; key employees are highly competent and seldom require guidance; customers are highly satisfied |
| 4 = Excellent | Archives contract requirements 100% of the time. Immediately responsive; highly efficient and/or effective; no delays; key employees are experts and require minimal directions; customers expectations are exceeded. |

| | | | | | | | |
|---|--|---|---|---|---|---|--|
| 1. Quality of Goods/Services | (Specification Compliance – Technical Excellence – Reports/Administration – Personnel Qualification) | | | | | | |
| <table border="1"> <tr><td>0</td><td rowspan="5">4 - Eqqus provides a quality team and ongoing training.</td></tr> <tr><td>1</td></tr> <tr><td>2</td></tr> <tr><td>3</td></tr> <tr><td>4</td></tr> </table> | 0 | 4 - Eqqus provides a quality team and ongoing training. | 1 | 2 | 3 | 4 | |
| 0 | 4 - Eqqus provides a quality team and ongoing training. | | | | | | |
| 1 | | | | | | | |
| 2 | | | | | | | |
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| | | | | | | | |
|---|---|---|---|---|---|---|--|
| 2. Timeliness of Performance | (Were Milestones Met Per Contract – Response Time (per agreement, if applicable) – Responsiveness to Directions/Change – On Time Completion Per Contract) | | | | | | |
| <table border="1"> <tr><td>0</td><td rowspan="5">3 - Slight delays in providing reports requested for Workforce Board updates.</td></tr> <tr><td>1</td></tr> <tr><td>2</td></tr> <tr><td>3</td></tr> <tr><td>4</td></tr> </table> | 0 | 3 - Slight delays in providing reports requested for Workforce Board updates. | 1 | 2 | 3 | 4 | |
| 0 | 3 - Slight delays in providing reports requested for Workforce Board updates. | | | | | | |
| 1 | | | | | | | |
| 2 | | | | | | | |
| 3 | | | | | | | |
| 4 | | | | | | | |

| | | |
|------------------------------|---|---|
| 3. Business Relations | | (Responsiveness to Inquires – Prompt Problem Notifications) |
| | 0 | 4 - Easy to work with, always available. |
| | 1 | |
| | 2 | |
| | 3 | |
| | 4 | |
| 4. Customer Satisfaction | | (Met User Quality Expectations – Met Specification – Within Budget – Proper Invoicing – So Substitutions) |
| | 0 | 4 - Correct and documented billing. |
| | 1 | |
| | 2 | |
| | 3 | |
| | 4 | |
| 5. Contractors Key Personnel | | (Credentials/Experience Appropriate – Effective Supervision/Management – Available as Needed) |
| | 0 | 4 - Strong background and national best practices. |
| | 1 | |
| | 2 | |
| | 3 | |
| | 4 | |

| | | | |
|---|---|------|--------------------------|
| Overall Performance Rating | 0 | Date | 04/02/26 |
| Would you select/recommend this vendor again? | <input checked="" type="radio"/> Yes | | <input type="radio"/> NO |
| Rating completed by: | Michelle Valet | | |
| Department Head Name: | Samir Abdullahi | | |
| Department Head Signature |  | | |

After you have completed filling out the form:
 Submit the for to Purchasing
 Print a copy of the form
 Save the form

Submit

Print

Save



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0238

Meeting Date: 5/6/2026

Department

Select Fulton

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Request approval to amend an existing contract - Department of Economic Development, Select Fulton Workforce Development Division, 22RFP0120B-PS, WIOA Youth Services, to include required federal award identification information into subawards with Arbor E&T, LLC dba Equus Workforce Solutions (Equus) (Louisville, KY) to provide comprehensive career services for Youth Workers for the Fulton County Local Workforce Development Board. Effective upon BOC approval. 100% grant funded.

Requirement for Board Action *(Cite specific Board policy, statute or code requirement)*

In accordance with Purchasing Code Section 102-420, contract modifications within the scope of the contract and necessary for contract completion of the contract, in the specifications, services, time of performance or terms and conditions of the contract shall be forwarded to the Board of Commissioners for approval

Strategic Priority Area related to this item *(If yes, note strategic priority area below)*

Infrastructure and Economic Development

Commission Districts Affected

- All Districts
- District 1
- District 2
- District 3
- District 4
- District 5
- District 6

Is this a purchasing item?

Yes

Summary & Background: Select Fulton's Workforce Development Division focuses on demand-driven workforce solutions by providing data and resources for businesses seeking a skilled workforce; as well as providing workforce solutions for dislocated workers and qualified unemployed/underemployed adults. The primary method of delivering these services is through a

network of Career Resource Centers that assist people seeking employment, training and education services for Adult and Dislocated Worker Programs.

This request to amend the existing contract is necessary in order to comply with required federal award identification information.

Scope of Work: Programs provided for this project are Youth Services in accordance with the Workforce Innovation and Opportunity Act (WIOA).

Community Impact: Ensuring greater customer service and access to employment opportunities for Fulton County residents.

Department Recommendation: The Department recommends approval of the contract amendment to comply with required federal award identification information.

Project Implications: None.

Community Issues/Concerns: None.

Department Issues/Concerns: None.

Contract Compliance:

Contract Value: \$No Dollars or 100.00%

Prime Vendor: Arbor E & T, LLC dba Equus Workforce Solutions
Prime Status: Non-Minority
Location: Louisville, KY
County: Jefferson County
Prime Value: \$No Dollars or 100.00%

Subcontractor: NOIYSE Consulting dba NOIYSE
Subcontractor Status: African American Female Business Enterprise
Location: College, GA
County: Fulton County
Subcontractor Value: \$No Dollars or 100.00%

Subcontractor: Dominus Gray
Subcontractor Status: African American Male Business Enterprise
Location: Atlanta, GA
County: Fulton County
Subcontractor Value: \$No Dollars or 100.00%

Total Contract Value: \$No Dollars or 100.00%
Total Certified Value: \$No Dollars or 100.00%

Fiscal Impact / Funding Source

Agenda Item No.: 26-0238

Meeting Date: 5/6/2026

Funding Line 1:

No funding impact

AMENDMENT NO. 1 TO FORM OF CONTRACT

Contractor: **APM Equus Holdings Corporation dba Arbor E&T, LLC dba Equus Workforce Solutions**

Contract No.: **22RFP0120B-PS, WIOA Youth Services**

Address: **9200 Shelbyville Road, Suite 210**
City, State **Louisville, KY 40222**

Telephone: **502-630-3834**

Email: **Jack.Sawyer@equusworks.com**

Contact: **Jack Sawyer**
CEO

WITNESSETH

WHEREAS, Fulton County (“County”) entered into a Contract with APM Equus Holdings Corporation dba Arbor E&T, LLC dba Equus Workforce Solutions to provide workforce solutions for dislocated workers and qualified unemployed/underemployed adults, dated April 20, 2022, on behalf of the Economic Development department; and

WHEREAS, the County wishes to amend the existing contract to include required federal award identification information into sub-awards; and

WHEREAS, the Contractor has performed satisfactorily over the period of the contract; and

WHEREAS, this amendment was approved by the Fulton County Board of Commissioners on _____ 2026 and

NOW, THEREFORE, the County and the Contractor agree as follows:

This Amendment No. 1 to Form of Contract is effective as of _____ 2026, between the County and APM Equus Holdings Corporation dba Arbor E&T, LLC dba Equus Workforce Solutions, who agree that all Services specified will be performed in accordance with this Amendment No. 1 to Form of Contract and the Contract Documents.

1. SCOPE OF WORK TO BE PERFORMED:

Amend existing contract - Select Fulton, 22RFP0120B-PS, for Workforce Development Division, branded as WorkSource Fulton to Include required federal award identification information into sub-awards, issued to sub-recipients granted for Workforce Innovation and Opportunity Act (WIOA) funding passed-through Technical College System of Georgia (TCSG) in accordance with Workforce

Implementation Guidance Letter, (WIG) GA-19-001, contract assurances. The distinction identifies a sub-recipient from a vendor and clearly identifies as such in the terms of the contract. In compliance with the Uniform Grant Guidance, (2 CFR PART 200 and 2 CFR 200.332(b)(1)(ii)).

All requirements of the sub-award, including requirements imposed by Federal statutes, regulations, and the terms and conditions of the Federal award; Any additional requirements that the pass-through entity imposes on the sub-recipient for the passthrough entity to meet its responsibilities under the Federal award apply.

Addendum:

Company's UEI #: (MSYFSPW9KMD3) Subrecipient's unique entity identifier as active in SAM.GOV) 2 CFR 200.332(b)(1)(ii)

GRANT PERIODS: 4/01/2024 – 6/30/2026; 4/01/2025 – 6/30/2027

PROGRAM TITLE/TYPE: WIOA Youth Services

AMOUNT: Up to \$600,000

FAIN: 24A55AY000074; 25A55AY000159

ALN: 17.259

2. **COMPENSATION:** The services described under Scope of Work herein shall be performed by Contractor for a total amount not to exceed \$0.00 approved by BOC.
3. **LIABILITY OF COUNTY:** This Amendment No. 1 to Form of Contract shall not become binding on the County, and the County shall incur no liability upon same until such agreement has been executed by the Chair to the Commission, attested to by the Clerk to the Commission and delivered to Contractor.
4. **EFFECT OF AMENDMENT NO. 1 TO FORM OF CONTRACT:** Except as modified by this Amendment No. 1 to Form of Contract, the Contract, and all Contract Documents, remain in full force and effect.

[INTENTIONALLY LEFT BLANK]

IN WITNESS THEREOF, the Parties hereto have caused this Contract to be executed by their duly authorized representatives as attested and witnessed and their corporate seals to be hereunto affixed as of the day and year date first above written.

OWNER:

FULTON COUNTY, GEORGIA

CONTRACTOR:

**APM EQUUS HOLDINGS
CORPORATION dba ARBOR
E&T, LLC dba EQUUS
WORKFORCE SOLUTIONS**

Robert L. Pitts, Chairman
Fulton County Board of
Commissioners

Jack Sawyer
CEO

ATTEST:

Tonya R. Grier
Clerk to the Commission

(Affix County Seal)

APPROVED AS TO FORM:

Office of the County Attorney

APPROVED AS TO CONTENT:

Samir Abdullahi, Director
Select Fulton

| | |
|--|---|
| ITEM#: _____ RM: _____ REGULAR MEETING | ITEM#: _____ 2 ND RM: _____ SECOND REGULAR MEETING |
|--|---|



**DEPARTMENT OF PURCHASING &
CONTRACT COMPLIANCE**

CONTRACTORS PERFORMANCE REPORT

PROFESSIONAL SERVICES

| | | | |
|------------------------|-------------------|-----------------------|---------------------|
| Report Period Start | Report Period End | Contract Period Start | Contract Period End |
| 07/01/25 | 04/02/26 | 07/01/22 | 06/30/26 |
| Purchaser Order Number | | Purchase Order Date | |

Department
Economic Development

| | |
|------------|------------------------------------|
| Bid Number | Service Commodity |
| 22RF012BPS | Adult and Disabled Worker Services |


Contractor
Arbor Inc. d/b/a Resource Workforce Services

| Performance Rating | |
|--------------------|--|
| 0 = Unsatisfactory | Archives contract requirements less than 50% of the time not responsive, effective and/or efficient; unacceptable delay; incompetence; high degree of customer dissatisfaction. |
| 1 = Poor | Archives contract requirements 70% of the time. Marginally responsive, effective and/or efficient; delays require significant adjustments to programs; key employees marginally capable; customer somewhat satisfied. |
| 2 = Satisfactory | Archives contract requirements 80% of the time. Generally responsive, effective and/or efficient; delays are excusable and/or results in minor programs adjustments; employees are capable and satisfactorily providing service without intervention; customers indicate satisfaction. |
| 3 = Good | Archives contract requirements 90% of the time. Usually responsive; effective and/or efficient; delays have not impact on programs/mission; key employees are highly competent and seldom require guidance; customers are highly satisfied |
| 4 = Excellent | Archives contract requirements 100% of the time. Immediately responsive; highly efficient and/or effective; no delays; key employees are experts and require minimal directions; customers expectations are exceeded. |

| | |
|------------------------------|--|
| 1. Quality of Goods/Services | (Specification Compliance – Technical Excellence – Reports/Administration – Personnel Qualification) |
| 0 | |
| 1 | |
| 2 | |
| 3 | |
| 4 | |

| | |
|------------------------------|---|
| 2. Timeliness of Performance | (Were Milestones Met Per Contract – Response Time (per agreement, if applicable) – Responsiveness to Directions/Change – On Time Completion Per Contract) |
| 0 | |
| 1 | |
| 2 | |
| 3 | |
| 4 | |

| | | |
|------------------------------|---|---|
| 3. Business Relations | | (Responsiveness to Inquires – Prompt Problem Notifications) |
| | 0 | |
| | 1 | |
| | 2 | |
| | 3 | |
| | 4 | |
| 4. Customer Satisfaction | | (Met User Quality Expectations – Met Specification – Within Budget – Proper Invoicing – So Substitutions) |
| | 0 | |
| | 1 | |
| | 2 | |
| | 3 | |
| | 4 | |
| 5. Contractors Key Personnel | | (Credentials/Experience Appropriate – Effective Supervision/Management – Available as Needed) |
| | 0 | |
| | 1 | |
| | 2 | |
| | 3 | |
| | 4 | |

| | | | |
|---|---|-----------------------|----|
| Overall Performance Rating | | Date | |
| Would you select/recommend this vendor again? | | <input type="radio"/> | NO |
| Rating completed by: | Michelle Valet | | |
| Department Head Name: | Samir Abdullahi | | |
| Department Head Signature |  | | |

After you have completed filling out the form:
 Submit the for to Purchasing
 Print a copy of the form
 Save the form

Submit

Print

Save



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0239

Meeting Date: 5/6/2026

Department

Select Fulton

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Request approval to amend an existing contract - Department of Economic Development, Select Fulton Workforce Development Division, 22RFP0119B-PS, WIOA One Stop Operator Services, to Include required federal award identification information into sub-awards with Arbor E&T, LLC dba Equus Workforce Solutions (Equus) (Louisville, KY) to provide coordination of providers for the Fulton County Local Workforce Development Board. Effective upon BOC approval. 100% grant funded.

Requirement for Board Action *(Cite specific Board policy, statute or code requirement)*

In accordance with Purchasing Code Section 102-420, contract modifications within the scope of the contract and necessary for contract completion of the contract, in the specifications, services, time of performance or terms and conditions of the contract shall be forwarded to the Board of Commissioners for approval

Strategic Priority Area related to this item *(If yes, note strategic priority area below)*

Infrastructure and Economic Development

Commission Districts Affected

- All Districts
- District 1
- District 2
- District 3
- District 4
- District 5
- District 6

Is this a purchasing item?

Yes

Summary & Background: Select Fulton's Workforce Development Division focuses on demand-driven workforce solutions by providing data and resources for businesses seeking a skilled workforce; as well as providing workforce solutions for dislocated workers and qualified unemployed/underemployed adults. The primary method of delivering these services is through a

network of Career Resource Centers that assist people seeking employment, training and education services for Adult and Dislocated Worker Programs.

This request to amend the existing contract is necessary in order to comply with required federal award identification information.

Scope of Work: Programs provided for this project are One Stop Operator Services in accordance with the Workforce Innovation and Opportunity Act (WIOA).

Community Impact: Ensuring greater customer service and access to employment opportunities for Fulton County residents.

Department Recommendation: The Department recommends approval of the contract amendment to comply with required federal award identification information.

Project Implications: None.

Community Issues/Concerns: None.

Department Issues/Concerns: None.

Contract Compliance Requirements:

| | |
|-------------------------------|---|
| Contract Value: | \$Non-Profit |
| Prime Vendor: | Arbor E & T, LLC dba Equus Workforce Solutions |
| Prime Status: | Non-Minority |
| Location: | Louisville, KY |
| County: | Jefferson County |
| Prime Value: | \$Non-Profit or 100.00% |
| Total Contract Value: | \$Non-Profit or 100.00% |
| Total Certified Value: | \$0.00 or 0.00% |

Fiscal Impact / Funding Source

Funding Line 1:

No funding impact

AMENDMENT NO. 1 TO FORM OF CONTRACT

Contractor: **APM Equus Holdings Corporation dba Arbor E&T, LLC dba Equus Workforce Solutions**

Contract No.: **22RFP0119B-PS, WIOA One Stop Operator**

Address: **9200 Shelbyville Road, Suite 210**
City, State **Louisville, KY 40222**

Telephone: **502-630-3834**

Email: **Jack.Sawyer@equusworks.com**

Contact: **Jack Sawyer**
CEO

W I T N E S S E T H

WHEREAS, Fulton County (“County”) entered into a Contract with APM Equus Holdings Corporation dba Arbor E&T, LLC dba Equus Workforce Solutions to provide comprehensive One Stop Operator Services for the Fulton County Local Workforce Development Board dated April 20, 2022, on behalf of the Economic Development department; and

WHEREAS, the County wishes to amend the existing contract to Include required federal award identification information into sub-awards; and

WHEREAS, the Contractor has performed satisfactorily over the period of the contract; and

WHEREAS, this amendment was approved by the Fulton County Board of Commissioners on _____2026 and _____.

NOW, THEREFORE, the County and the Contractor agree as follows:

This Amendment No. 1 to Form of Contract is effective as of _____2026, between the County and APM Equus Holdings Corporation dba Arbor E&T, LLC dba Equus Workforce Solutions, who agree that all Services specified will be performed in accordance with this Amendment No. 1 to Form of Contract and the Contract Documents.

1. SCOPE OF WORK TO BE PERFORMED:

Amend existing contract - Select Fulton, 22RFP0119B-PS, for Workforce Development Division, branded as WorkSour001, contract Include required federal award identification information into sub-awards, issued to sub-recipients granted for Workforce Innovation and Opportunity Act (WIOA) funding passed-through

Technical College System of Georgia (TCSG) in accordance with Workforce Implementation Guidance Letter, (WIG) GA-19-001, contract assurances. The distinction identifies a sub-recipient from a vendor and clearly identifies as such in the terms of the contract. In compliance with the Uniform Grant Guidance, (2 CFR PART 200 and 2CFR § 200.330 2 CFR 200.332(b)(1)(ii).

All requirements of the sub-award, including requirements imposed by Federal statutes, regulations, and the terms and conditions of the Federal award; Any additional requirements that the pass-through entity imposes on the sub-recipient for the pass-through entity to meet its responsibilities under the Federal award apply.

Addendum:

Company's UEI #: (MSYFSPW9KMD3) Sub-recipient's unique entity identifier as active in SAM.GOV) 2 CFR 200.332(b)(1)(ii)

GRANT PERIODS: 4/01/2024 – 6/30/2026; 4/01/2025 – 6/30/2027

PROGRAM TITLE/TYPE: WIOA, One Stop Operator

AMOUNT: \$112,500

FAIN: 24A55AW000059, 24A55AT000060, 24A55AY000074, 25A55AW000130, and 25A55AT000157, and 25A55AY000159

ALN: 17.258, 17.259, and 17.278

2. **COMPENSATION:** The services described under Scope of Work herein shall be performed by Contractor for a total amount not to exceed \$0.00 approved by BOC.
3. **LIABILITY OF COUNTY:** This Amendment No. 1 to Form of Contract shall not become binding on the County and the County shall incur no liability upon same until such agreement has been executed by the Chair to the Commission, attested to by the Clerk to the Commission and delivered to Contractor.
4. **EFFECT OF AMENDMENT NO. 1 TO FORM OF CONTRACT:** Except as modified by this Amendment No. 1 to Form of Contract, the Contract, and all Contract Documents, remain in full force and effect.

[INTENTIONALLY LEFT BLANK]

IN WITNESS THEREOF, the Parties hereto have caused this Contract to be executed by their duly authorized representatives as attested and witnessed and their corporate seals to be hereunto affixed as of the day and year date first above written.

OWNER:

FULTON COUNTY, GEORGIA

CONTRACTOR:

**APM EQUUS HOLDINGS
CORPORATION dba ARBOR
E&T, LLC dba EQUUS
WORKFORCE SOLUTIONS**

Robert L. Pitts, Chairman
Fulton County Board of
Commissioners

Jack Sawyer
CEO

ATTEST:

Tonya R. Grier
Clerk to the Commission

(Affix County Seal)

APPROVED AS TO FORM:

Office of the County Attorney

APPROVED AS TO CONTENT:

Samir Abdullahi, Director
Select Fulton

| | |
|--|---|
| ITEM#: _____ RM: _____ REGULAR MEETING | ITEM#: _____ 2 ND RM: _____ SECOND REGULAR MEETING |
|--|---|




**DEPARTMENT OF PURCHASING &
CONTRACT COMPLIANCE**

CONTRACTORS PERFORMANCE REPORT

PROFESSIONAL SERVICES

| | | | |
|--|--|---|---------------------|
| Report Period Start | Report Period End | Contract Period Start | Contract Period End |
| 07/01/25 | 04/02/26 | 07/01/22 | 06/30/26 |
| Purchaser Order Number | | Purchase Order Date | |
| Department | | | |
| Economic Development | | | |
| Bid Number | | Service Commodity | |
| 22RF012BPS | | Adult and Dislocated Worker Services | |
| Contractor | | | |
| Arbor Inc. d/b/a Resource Workforce Services | | | |
| Performance Rating | | | |
| 0 = Unsatisfactory | Archives contract requirements less than 50% of the time not responsive, effective and/or efficient; unacceptable delay; incompetence; high degree of customer dissatisfaction. | | |
| 1 = Poor | Archives contract requirements 70% of the time. Marginally responsive, effective and/or efficient; delays require significant adjustments to programs; key employees marginally capable; customer somewhat satisfied. | | |
| 2 = Satisfactory | Archives contract requirements 80% of the time. Generally responsive, effective and/or efficient; delays are excusable and/or results in minor programs adjustments; employees are capable and satisfactorily providing service without intervention; customers indicate satisfaction. | | |
| 3 = Good | Archives contract requirements 90% of the time. Usually responsive; effective and/or efficient; delays have not impact on programs/mission; key employees are highly competent and seldom require guidance; customers are highly satisfied | | |
| 4 = Excellent | Archives contract requirements 100% of the time. Immediately responsive; highly efficient and/or effective; no delays; key employees are experts and require minimal directions; customers expectations are exceeded. | | |
| | | | |
| 1. Quality of Goods/Services | | (Specification Compliance – Technical Excellence – Reports/Administration – Personnel Qualification) | |
| | 0 | | |
| | 1 | | |
| | 2 | | |
| | 3 | | |
| | 4 | | |
| 2. Timeliness of Performance | | (Were Milestones Met Per Contract – Response Time (per agreement, if applicable) – Responsiveness to Directions/Change – On Time Completion Per Contract) | |
| | 0 | | |
| | 1 | | |
| | 2 | | |
| | 3 | | |
| | 4 | | |

| | | |
|------------------------------|---|---|
| 3. Business Relations | | (Responsiveness to Inquires – Prompt Problem Notifications) |
| | 0 | |
| | 1 | |
| | 2 | |
| | 3 | |
| | 4 | |
| 4. Customer Satisfaction | | (Met User Quality Expectations – Met Specification – Within Budget – Proper Invoicing – So Substitutions) |
| | 0 | |
| | 1 | |
| | 2 | |
| | 3 | |
| | 4 | |
| 5. Contractors Key Personnel | | (Credentials/Experience Appropriate – Effective Supervision/Management – Available as Needed) |
| | 0 | |
| | 1 | |
| | 2 | |
| | 3 | |
| | 4 | |

| | | | |
|---|---|-----------------------|----|
| Overall Performance Rating | | Date | |
| Would you select/recommend this vendor again? | | <input type="radio"/> | NO |
| Rating completed by: | Michelle Valet | | |
| Department Head Name: | Samir Abdullahi | | |
| Department Head Signature |  | | |

After you have completed filling out the form:
 Submit the for to Purchasing
 Print a copy of the form
 Save the form

Submit

Print

Save



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0240

Meeting Date: 5/6/2026

Department

District Attorney

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Request approval of the 2026 Equitable Sharing Agreement and Certification with the U.S. Department of Justice for the Fulton County District Attorney Office, establishing the requirements for participation in the Federal Equitable Sharing Program and the restrictions upon the use of federally forfeited cash, property, or proceeds.

Requirement for Board Action *(Cite specific Board policy, statute or code requirement)*

OCGA §36.10.1 requires all contracts be approved by the Board and entered into the official minutes.

Strategic Priority Area related to this item *(If yes, note strategic priority area below)*

Justice and Safety

Commission Districts Affected

- All Districts
- District 1
- District 2
- District 3
- District 4
- District 5
- District 6

Is this a purchasing item?

No

Summary & Background *(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)*

This annually certified agreement between the Federal Government and Fulton County sets forth requirements for participation in the federal equitable sharing program and the restrictions upon the use of federally forfeited cash, property, proceeds, which are shared with participating law enforcement agencies.

The Department of Justice funds the Equitable Sharing program by which local governments receive

an allocation of seizures, confiscations and other law enforcement activities in which the Fulton County District Attorney Office has had a cooperative or collaborative role. These funds can be utilized for training, communications, equipment, ammunition and other allowable law enforcement activities. During the 2025 reporting year, the District Attorney Office did not have expenditures from the equitable sharing program.

This annual information return shows the revenue receipts from the federal government, and the local government spending within the restrictions of this program for law enforcement purposes. These transactions are classified within a separate special revenue fund as required under the agreement. During 2025, the District Attorney Office did not receive proceeds in equitable Sharing distributions from the Department of Justice.

Scope of Work: Subsequent shared revenues from this program are subject to receipt of signed annual agreement.

Community Impact: None

Department Recommendation: The Department requests approval.

Project Implications: Subsequent shared revenues from this program are subject to receipt of signed annual agreement.

Community Issues/Concerns:

Department Issues/Concerns:

Fiscal Impact / Funding Source

Funding Line 1:

n/a



Equitable Sharing Agreement and Certification



NCIC/ORI/Tracking Number: GA060015A
Agency Name: Fulton County District Attorney's Office
Mailing Address: 141 Pryor Street Sw, Suite 7001
 Atlanta, GA 30303

Type: Prosecutor's Office

Agency Finance Contact

Name: Rood, Grant
Phone: 404-612-4874 **Email:** grant.rood@fultoncountyga.gov

Jurisdiction Finance Contact

Name: Pryor, Kela
Phone: 404-612-7603 **Email:** Kela.Pryor@fultoncountyga.gov

ESAC Preparer

Name: Pryor, Kela
Phone: 404-612-7603 **Email:** Kela.Pryor@fultoncountyga.gov

FY End Date: 12/31/2025

Agency FY 2026 Budget: \$40,881,126.00

Annual Certification Report

| Summary of Equitable Sharing Activity | | Justice Funds ¹ | Treasury Funds ² |
|---------------------------------------|---|----------------------------|-----------------------------|
| 1 | Beginning Equitable Sharing Fund Balance | \$88,692.31 | \$11,224.34 |
| 2 | Equitable Sharing Funds Received | \$0.00 | \$0.00 |
| 3 | Other Income | \$0.00 | \$0.00 |
| 4 | Interest Income | \$0.00 | \$0.00 |
| 5 | Total Equitable Sharing Funds Received (total of lines 2-4) | \$0.00 | \$0.00 |
| 6 | Equitable Sharing Funds Spent (total of lines a - n) | \$0.00 | \$0.00 |
| 7 | Ending Equitable Sharing Funds Balance <small>(difference between line 6 and the sum of lines 1 and 5)</small> | \$88,692.31 | \$11,224.34 |

¹Department of Justice Asset Forfeiture Program Investigative Agency participants are: FBI, DEA, ATF, USPIS, USDA, DCIS, DSS, and FDA

²Department of the Treasury Asset Forfeiture Program participants are: IRS-CI, ICE, CBP and USSS.

| Summary of Shared Funds Spent | | Justice Funds | Treasury Funds |
|-------------------------------|--|---------------|----------------|
| a | Law Enforcement Administrative Costs | \$0.00 | \$0.00 |
| b | Training and Education | \$0.00 | \$0.00 |
| c | Law Enforcement, Public Safety, and Detention Facilities | \$0.00 | \$0.00 |
| d | Law Enforcement Equipment | \$0.00 | \$0.00 |
| e | Joint Law Enforcement and Public Safety Operations | \$0.00 | \$0.00 |
| f | Contracts for Services | \$0.00 | \$0.00 |
| g | Law Enforcement Travel and Per Diem | \$0.00 | \$0.00 |
| h | Law Enforcement Awards and Memorials | \$0.00 | \$0.00 |
| i | Drug, Gang, and Other Prevention or Awareness Programs | \$0.00 | \$0.00 |
| j | Overtime | \$0.00 | \$0.00 |
| k | Law Enforcement Initiatives that Further Investigations | \$0.00 | \$0.00 |
| l | Salaries | \$0.00 | \$0.00 |
| m | Non-Categorized Expenditures | \$0.00 | \$0.00 |
| Total | | \$0.00 | \$0.00 |

Other Income

| Other Income Type | Justice Funds | Treasury Funds |
|-------------------|---------------|----------------|
| | | |

Salaries

| Salary Type | Justice Funds | Treasury Funds |
|-------------|---------------|----------------|
| | | |

Non-Categorized Expenditures

| Description | Justice Funds | Treasury Funds |
|-------------|---------------|----------------|
| | | |

Paperwork Reduction Act Notice

Under the Paperwork Reduction Act, a person is not required to respond to a collection of information unless it displays a valid OMB control number. We try to create accurate and easily understood forms that impose the least possible burden on you to complete. The estimated average time to complete this form is 30 minutes. If you have comments regarding the accuracy of this estimate, or suggestions for making this form simpler, please write to the Money Laundering and Asset Recovery Section at 1400 New York Avenue, N.W., Washington, DC 20005.

Privacy Act Notice

The Department of Justice is collecting this information for the purpose of reviewing your equitable sharing expenditures. Providing this information is voluntary; however, the information is necessary for your agency to maintain Program compliance. Information collected is covered by Department of Justice System of Records Notice, 71 Fed. Reg. 29170 (May 19, 2006), JMD-022 Department of Justice Consolidated Asset Tracking System (CATS). This information may be disclosed to contractors when necessary to accomplish an agency function, to law enforcement when there is a violation or potential violation of law, or in accordance with other published routine uses. For a complete list of routine uses, see the System of Records Notice as amended by subsequent publications.

Single Audit Information

Independent Auditor

Name: Jordan , John J

Company: Jordan , John J

Phone: 4046593384

Email: jjordan@pjcgrouop.com

Were equitable sharing expenditures included on the Schedule of Expenditures of Federal Awards (SEFA) for the jurisdiction's Single Audit for the prior fiscal year? If the jurisdiction did not meet the threshold to have a Single Audit performed, select Threshold Not Met.

YES NO THRESHOLD NOT MET

Prior Year Single Audit Number Assigned by Federal Audit Clearinghouse:

Affidavit

Under penalty of perjury, the undersigned officials certify that they have read and understand their obligations under the *Guide to Equitable Sharing for State, Local, and Tribal Law Enforcement Agencies (Guide)* and all subsequent updates, this Equitable Sharing Agreement, and the applicable sections of the Code of Federal Regulations. The undersigned officials certify that the information submitted on the Equitable Sharing Agreement and Certification form (ESAC) is an accurate accounting of funds received and spent by the Agency.

The undersigned certify that the Agency is in compliance with the applicable nondiscrimination requirements of the following laws and their Department of Justice implementing regulations: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d *et seq.*), Title IX of the Education Amendments of 1972 (20 U.S.C. § 1681 *et seq.*), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794), and the Age Discrimination Act of 1975 (42 U.S.C. § 6101 *et seq.*), which prohibit discrimination on the basis of race, color, national origin, disability, or age in any federally assisted program or activity, or on the basis of sex in any federally assisted education program or activity. The Agency agrees that it will comply with all federal statutes and regulations permitting federal investigators access to records and any other sources of information as may be necessary to determine compliance with civil rights and other applicable statutes and regulations. Further, agencies are required to collect race and ethnicity data as required by 28 C.F.R. 42.106(b) and 31 C.F.R. 22.6(b).

Equitable Sharing Agreement

This Federal Equitable Sharing Agreement, entered into among (1) the Federal Government, (2) the Agency, and (3) the Agency's governing body, sets forth the requirements for participation in the federal Equitable Sharing Program and the restrictions upon the use of federally forfeited funds, property, and any interest earned thereon, which are equitably shared with participating law enforcement agencies. By submitting this form, the Agency agrees that it will be bound by the *Guide* and all subsequent updates, this Equitable Sharing Agreement, and the applicable sections of the Code of Federal Regulations. Submission of the ESAC is a prerequisite to receiving any funds or property through the Equitable Sharing Program.

1. Submission. The ESAC must be signed and electronically submitted within two months of the end of the Agency's fiscal year. Electronic submission constitutes submission to the Department of Justice and the Department of the Treasury.

2. Signatories. The ESAC must be signed by the head of the Agency and the head of the governing body. Examples of Agency heads include police chief, sheriff, director, commissioner, superintendent, administrator, county attorney, district attorney, prosecuting attorney, state attorney, commonwealth attorney, and attorney general. The governing body head is the head of the agency that appropriates funding to the Agency. Examples of governing body heads include city manager, mayor, city council chairperson, county executive, county council chairperson, administrator, commissioner, and governor. The governing body head cannot be an official or employee of the Agency and must be from a separate entity.

3. Uses. Shared assets must be used for law enforcement purposes in accordance with the *Guide* and all subsequent updates, this Equitable Sharing Agreement, and the applicable sections of the Code of Federal Regulations.

4. Transfers. Before the Agency transfers funds to other state or local law enforcement agencies, it must obtain written approval from the Department of Justice or Department of the Treasury. Transfers of tangible property are not permitted. Agencies that transfer or receive equitable sharing funds must perform sub-recipient monitoring in accordance with the Code of Federal Regulations.

5. Internal Controls. The Agency agrees to account separately for federal equitable sharing funds received from the Department of Justice and the Department of the Treasury, funds from state and local forfeitures, joint law enforcement operations funds, and any other sources must not be commingled with federal equitable sharing funds.

The Agency certifies that equitable sharing funds are maintained by its jurisdiction and the funds are administrated in the same manner as the jurisdictions's appropriated or general funds. The Agency further certifies that the funds are subject to the standard accounting requirements and practices employed by the Agency's jurisdiction in accordance with the requirements set forth in the *Guide*, any subsequent updates, and the Code of Federal Regulations, including the requirement to maintain relevant documents and records for five years.

The misuse or misapplication of equitably shared funds or assets or supplantation of existing resources with shared funds or assets is prohibited. The Agency must follow its jurisdiction's procurement policies when expending equitably shared funds. Failure to comply with any provision of the *Guide*, any subsequent updates, and the Code of Federal Regulations may subject the Agency to sanctions.

6. Single Audit Report and Other Reviews. Audits shall be conducted as provided by the Single Audit Act Amendments of 1996 and OMB Uniform Administrative Requirements, Costs Principles, and Audit Requirements for Federal Awards. The

Agency must report its equitable sharing expenditures on the jurisdiction's Schedule of Expenditures of Federal Awards (SEFA) under Assistance Listing Number 16.922 for Department of Justice and 21.016 for Department of the Treasury. The Department of Justice and the Department of the Treasury reserve the right to conduct audits or reviews.

7. Freedom of Information Act (FOIA). Information provided in this Document is subject to the FOIA requirements of the Department of Justice and the Department of the Treasury. Agencies must follow local release of information policies.

8. Waste, Fraud, or Abuse. An Agency or governing body is required to immediately notify the Department of Justice's Money Laundering and Asset Recovery Section and the Department of the Treasury's Executive Office for Asset Forfeiture of any allegations or theft, fraud, waste, or abuse involving federal equitable sharing funds.

Civil Rights Cases

During the past fiscal year: (1) has any court or administrative agency issued any finding, judgment, or determination that the Agency discriminated against any person or group in violation of any of the federal civil rights statutes listed above; or (2) has the Agency entered into any settlement agreement with respect to any complaint filed with a court or administrative agency alleging that the Agency discriminated against any person or group in violation of any of the federal civil rights statutes listed above?

Yes No

Agency Head

Name: Willis, Fani
Title: District Attorney
Email: Fani.Willisda@fultoncountyga.gov

Signature: 

Date: 3/10/2026

To the best of my knowledge and belief, the information provided on this ESAC is true and accurate and has been reviewed and authorized by the Law Enforcement Agency Head whose name appears above. Entry of the Agency Head name above indicates his/her agreement to abide by the Guide, any subsequent updates, and the Code of Federal Regulations, including ensuring permissibility of expenditures and following all required procurement policies and procedures.

Governing Body Head

Name: Pitts, Robert
Title: Chair, Board of Commissioners
Email: Robb.Pitts@fultoncountyga.gov

Signature: _____ Date: _____

To the best of my knowledge and belief, the Agency's current fiscal year budget reported on this ESAC is true and accurate and the Governing Body Head whose name appears above certifies that the agency's budget has not been supplanted as a result of receiving equitable sharing funds. Entry of the Governing Body Head name above indicates his/her agreement to abide by the policies and procedures set forth in the Guide, any subsequent updates, and the Code of Federal Regulations.

I certify that I have obtained approval from and I am authorized to submit this form on behalf of the Agency Head and the Governing Body Head.



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0243

Meeting Date: 5/6/2026

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Presentation of Proclamations and Certificates.

Proclamation recognizing “Mental Health Awareness Month.”
(Pitts/Abdur-Rahman/Thorne/Ellis/Barrett)

Proclamation recognizing “Public Service Recognition Week.”
(Pitts/Abdur-Rahman/Thorne/Ellis/Barrett)

Proclamation recognizing “Southern Center for Human Rights Appreciation Day.”
(Pitts/Abdur-Rahman)

Proclamation recognizing “Older Americans Month.” **(Abdur-Rahman/BOC)**

Proclamation recognizing “Fulton County Certified Public Managers Appreciation Day.”
(Arrington/BOC)



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0245

Meeting Date: 5/6/2026

Department

Finance

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Request approval to accept the lowest acceptable bid for the County's 2026 Tax Anticipation Notes in the aggregate principal amount of \$325,000,000.00 and approval of an Amendatory and Supplemental Pricing Resolution which authorizes issuance and sale of the \$325,000,000.00 General Fund Tax Anticipation Notes of Fulton County, Georgia, with a maturity date of December 30, 2026.

Requirement for Board Action *(Cite specific Board policy, statute or code requirement)*

Article IX, Section V, Paragraph V of the Georgia Constitution authorizes Fulton County to issue short-term debt in the form of short-term tax anticipation notes (TANs) to pay operating costs upon Board approval.

Strategic Priority Area related to this item *(If yes, note strategic priority area below)*

Open and Responsible Government

Commission Districts Affected

- All Districts
- District 1
- District 2
- District 3
- District 4
- District 5
- District 6

Is this a purchasing item?

No

Summary & Background *(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)*

Scope of Work: As approved by Board Resolution at the March 18, 2026 meeting, (Agenda item 26-0158) the Finance Department distributed the Preliminary Official Statement and Notice of Sale relating to the Fulton County, Georgia General Fund 2026 Tax Anticipation Notes and the solicitation of offers for the purpose of the same. The issuance of the 2026 TAN in the amount of \$325,000,000 will provide the cash flow necessary to

maintain General Fund operations until taxes levied are collected. On May 6, 2026, at 10:00 am EDT, electronic bids will be received by the Finance Department and the notes will be awarded by the Interim Director of Finance on behalf of the Board of Commissioners to the responsible bidder whose bid results in the lowest net interest cost to the County. Once the bid has been awarded, the Interim Director of Finance will request that the County Clerk call up the agenda item requesting acceptance of the bid and approval of the Resolution authorizing the issuance of the \$325,000,000 General Fund Tax Anticipation Notes during the Board of Commissioner's meeting on May 6, 2026. Given the nature of the bond markets and rapid changes in market conditions, we are respectfully requesting that this item be brought forth promptly to ensure efficient issuance and closing of the 2026 Tax Anticipation Notes. The Resolution, Bid Form, Preliminary Offering Statement which are all in substantially final form are attached for your review.

Community Impact: Will provide short term cash resources for General fund 2026 operations.

Department Recommendation: Recommend approval.

Project Implications: None

Community Issues/Concerns: None

Department Issues/Concerns: None

Fiscal Impact / Funding Source

Funding Line 1:

General Fund, Non-Agency, Interest and Loan Expense - TANs: and Tax Anticipation Note expense 100-999-D100-1601/1609

**SUPPLEMENTAL PRICING RESOLUTION
OF THE BOARD OF COMMISSIONERS OF FULTON COUNTY, GEORGIA
AUTHORIZING, AMONG OTHER THINGS, THE
ISSUANCE AND SALE OF GENERAL FUND TAX ANTICIPATION NOTES
IN THE AGGREGATE PRINCIPAL AMOUNT OF \$325,000,000 (THIS “NOTE
RESOLUTION”)**

WHEREAS, the Board of Commissioners of Fulton County, Georgia (the “**Board of Commissioners**”) is charged with the duties of contracting debts and managing the affairs of Fulton County, Georgia (the “**County**”); and

WHEREAS, the Board of Commissioners has determined that it is in the best interest of the County to borrow money to pay current expenses for calendar year 2026 in anticipation of the receipt of taxes levied or to be levied for the General Fund, and in this connection adopted the initial resolution on March 18, 2026 authorizing, among other things, the issuance and sale of the herein defined Notes(the “**Initial Note Resolution**”), which Initial Note Resolution is being supplemented by this Note Resolution; and

WHEREAS, the County is authorized by Article IX, Section V, Paragraph V of the Constitution of the State of Georgia of 1983 (the “**State Constitution**”) and Section 36-80-2 of the Official Code of Georgia Annotated, to borrow money to pay current expenses during any calendar year and to evidence such borrowing by issuing tax anticipation notes in anticipation of the receipt of taxes levied or to be levied for the General Fund for expenses payable in such calendar year; and

WHEREAS, the County is authorized by Article IX, Section IV, Paragraph I of the State Constitution to levy and collect taxes; and

WHEREAS, the County proposes to issue its General Fund Tax Anticipation Notes in the aggregate principal amount of \$325,000,000 (the “**Notes**”) to pay the current expenses of the County and the costs of issuing the Notes; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Fulton County, Georgia, as follows:

Section 1. Findings. The Board of Commissioners hereby finds and determines as follows: (a) the aggregate principal amount of the Notes herein authorized (\$325,000,000) does not exceed \$626,107,947, being 75% of the total gross income from taxes collected by the County in calendar year 2025 for the General Fund (\$834,810,596); (b) the aggregate principal amount of the Notes, together with other contracts, notes, warrants or obligations of the County for current expenses in calendar year 2026 for the General Fund, does not exceed the total anticipated tax revenues of the County for the General Fund for calendar year 2026; (c) no temporary loan or other contract, note, warrant or other obligation for current expenses incurred in calendar year 2025 or any prior calendar year remains unpaid as of the date hereof; and (d) a need exists for the County to borrow \$325,000,000 to pay current expenses of the County in

1 calendar year 2026 prior to the receipt of sufficient revenues from taxes levied or to be levied for
2 the General Fund for 2026.

3 **Section 2. Authorization of Notes.** There is hereby authorized to be issued tax
4 anticipation notes of the County in the aggregate principal amount of \$325,000,000 which shall be
5 designated “Fulton County, Georgia General Fund Tax Anticipation Notes, Series 2026” (the
6 “Notes”). The Notes shall be dated as of the date of delivery thereof to or upon the instruction of
7 the Purchaser (as defined herein); shall bear interest at the rate of []% per annum, calculated on
8 the basis of a 360-day year comprised of twelve 30-day months, all as provided in, and in
9 accordance with, the Purchaser’s winning bid; shall be payable as to principal and interest by wire
10 transfer upon surrender of the Notes to the persons who are registered owners on December 30,
11 2026 and shall be payable as to principal and interest in lawful money of the United States of
12 America; shall be issued in \$5,000 denominations or any integral multiple of \$5,000 in excess
13 thereof; shall be numbered R-1 upward; and shall mature and interest shall be payable on
14 December 30, 2026. The Notes shall be issued in the form of fully registered notes. The Notes
15 shall be executed by the manual or facsimile signature of the Chairman of the Board of
16 Commissioners and by the manual or facsimile signature of the Clerk thereof, and the corporate
17 seal of the County shall be impressed or imprinted thereon. In case any officer whose signature
18 shall be affixed to the Notes or who shall have sealed any of the Notes shall cease to be such officer
19 before the Notes so signed and sealed shall have been actually delivered, the Notes, nevertheless,
20 shall be valid Notes of the County and may be delivered as such notwithstanding the fact that such
21 officer or officers may have ceased to be such officer or officers of the County when the Notes
22 shall be actually delivered.

23 Notwithstanding the foregoing, if the Notes are issued in Book-Entry Form, the
24 Notes shall be payable as provided in Section 14 hereof.

25 **Section 3. Approval of Form of Notes.** The Notes as initially issued shall be
26 issued in substantially the form attached hereto as Exhibit A subject to such minor changes,
27 insertions or omissions as may be approved by the Chairman of the Board of Commissioners, and
28 the execution and delivery of the Notes shall be conclusive evidence of such approval.

29 **Section 4. Designation of Note Registrar, Paying Agent and**
30 **Authentication Agent.** The County hereby designates U.S. Bank Trust Company, National
31 Association as the Note Registrar, Paying Agent, and Authentication Agent with respect to the
32 Notes, and hereby authorizes the Chief Financial Officer, in consultation with the County
33 Attorney, to negotiate, execute and deliver any and all documents, agreements and certificates in
34 connection with the foregoing appointment of U.S. Bank Trust Company, National Association.

35 **Section 5. Tax Revenues Used to Repay Notes.** The County agrees to use for
36 payment of the Notes and the interest thereon a sufficient portion of the revenues received by the
37 County from taxes levied or to be levied for calendar year 2026 for the General Fund and other
38 funds legally available for such purpose.

39 **Section 6. Authentication of Notes.** Only such Notes as shall have endorsed
40 thereon a certificate of authentication substantially in the form attached hereto as Exhibit A duly
41 executed by the Authentication Agent shall be deemed to be validly issued hereunder. No Notes

1 shall be valid or obligatory for any purpose unless and until such certificate of authentication shall
2 have been executed by the Authentication Agent, and such executed certificate of the
3 Authentication Agent upon any such Note shall be conclusive evidence that such Note has been
4 authenticated and delivered hereunder. Said certificate of authentication on any Note shall be
5 deemed to have been executed by the Authentication Agent, but it shall not be necessary that the
6 same authorized signatory sign the certificate of authentication on all of the Notes.

7 **Section 7. Transfer and Exchange of Notes.** The Note Registrar shall cause
8 to be kept books for the registration of transfer of the Notes. Notes may be registered and
9 transferred on the books of registration by the registered owner thereof in person or by his or her
10 duly authorized attorney, upon surrender thereof, together with a written instrument of transfer
11 executed by the owner or his or her duly authorized attorney. Upon surrender for registration of
12 transfer of any Note at the principal corporate office of the Note Registrar, the Chairman of the
13 Board of Commissioners shall execute, and the Authentication Agent shall authenticate and deliver
14 in the name of the transferee or transferees, a new Note or Notes of the same aggregate principal
15 amount and tenor and of any authorized denomination or denominations, numbered consecutively
16 in order of issuance according to the records of the Note Registrar.

17 The Notes may be exchanged at the principal corporate office of the Note Registrar
18 for an equal aggregate principal amount of Notes of the same aggregate principal amount and tenor
19 and of any authorized denomination or denominations. The Chairman of the Board of
20 Commissioners shall execute, and the Authentication Agent shall authenticate and deliver, Notes,
21 which the owner of the Notes making such exchange is entitled to receive, bearing numbers not
22 contemporaneously then outstanding.

23 Such transfers of registration or exchanges of Notes shall be without charge by the
24 County to the owner of such Notes, but any tax or other governmental charge, required to be paid
25 with respect to the same shall be paid by the owner of the Note requesting such transfer or exchange
26 as a condition precedent to the exercise of such privilege.

27 All Notes surrendered upon any transfer provided for in this Note Resolution shall
28 be promptly cancelled by the Note Registrar and shall not be reissued. Upon request of the County
29 a certificate evidencing such cancellation shall be furnished by the Note Registrar to the County.

30 Notwithstanding the foregoing, if the Notes are issued in Book-Entry Form, the
31 Notes shall be transferred and exchanged as provided in Section 14 hereof.

32 **Section 8. Registered Owners.** The person in whose name any Note shall be
33 registered shall be deemed and regarded as the absolute owner thereof for all purposes, and
34 payment of or on account of either principal or interest shall be made only to or upon the order of
35 the registered owner thereof or his/her/its duly authorized attorney, but such registration may be
36 changed as hereinabove provided. All such payments shall be valid and effectual to satisfy and
37 discharge the liability upon such Note to the extent of the sum or sums so paid.

38 **Section 9. Mutilated or Destroyed Notes.** In case any Note shall become
39 mutilated or be destroyed or lost, the County may cause to be executed, authenticated and delivered
40 a new Note of like date and tenor in exchange or substitution for any such Note upon, in the case

1 of a mutilated Note, surrender of such Note, or in the case of destroyed or lost Note, the owners
2 filing with the Paying Agent, acting for the County, and the Note Registrar evidence satisfactory
3 to them that such Note was destroyed or lost and providing indemnity satisfactory to them. If any
4 such Note shall have matured, instead of issuing a new Note, the County may pay the same.

5 **Section 10. Redemption.** The Notes are not subject to redemption prior to
6 maturity as is more fully provided in the form thereof.

7 **Section 11. Tax Covenants and Representations.** The Notes are being issued
8 by the County for the governmental purpose of providing funds for the current expenses of the
9 County for calendar year 2026, in compliance with the conditions necessary for the interest income
10 on the Notes to be excludable from gross income for federal income taxation pursuant to the
11 provisions of Section 103(a) of the Internal Revenue Code of 1986, as amended (the “Code”). It
12 is the intention of the County that the interest on the Notes be and remain excludable from gross
13 income for federal income tax purposes, and, to that end, the County hereby covenants with the
14 holders of the Notes, as follows:

15 (a) It will not take any action, or fail to take any action, if any such action or
16 failure to take action would adversely affect the tax-exempt status of the interest on the Notes
17 under Section 103 of the Code.

18 (b) It will not directly or indirectly use or permit the use of any proceeds of the
19 Notes or any other funds of the County or take or omit to take any action in a way that would cause
20 the Notes to be (i) “private activity bonds” within the meaning of Section 141 of the Code, (ii)
21 obligations which are “federally guaranteed” within the meaning of Section 149 of the Code or
22 (iii) “hedge bonds” within the meaning of Section 149 of the Code. Without limiting the foregoing,
23 the County will not allow 10% or more of the proceeds of the Notes to be used in the trade or
24 business of any private business and will not loan 5% or more of the proceeds of the Notes to any
25 nongovernmental units.

26 (c) It will not directly or indirectly use or permit the use of any proceeds of the
27 Notes or any other funds of the County or take or omit to take any action that would cause the
28 Notes to be “arbitrage bonds” within the meaning of Section 148 of the Code. The County
29 anticipates that no rebate of any investment earnings to the Department of Treasury of the United
30 States will be required by Section 148(f) of the Code at any time while the Notes are outstanding.
31 However, in the event that such rebate is required, the County hereby covenants to comply with
32 all requirements of Section 148 of the Code to the extent applicable to the Notes.

33 (d) The County will cause to be completed the Internal Revenue Service the
34 information required by Section 149(e) of the Code (Treasury Form 8038-G), prior to or
35 simultaneously with the issuance of the Notes and will cause the same to be filed as soon as
36 practicable thereafter (but no later than the date required by Section 149 of the Code).

37 **Section 12. Approval of Tax Documents.** The Chairman of the Board of
38 Commissioners and the Chief Financial Officer of the County, or either of them, are hereby
39 authorized to execute on behalf of the County a Non-Arbitrage Certificate and Tax Covenants to
40 assure the owners of the Notes and McGuireWoods LLP, Note Counsel, that the interest on the

1 Notes will remain excludable from gross income for federal income tax purposes and that the
2 proceeds of the Notes will not be used in a manner which would result in the Notes being “arbitrage
3 bonds” within the meaning of Section 148 of the Code.

4 **Section 13. General Authority.** From and after the date of adoption of this Note
5 Resolution, any member of the Board of Commissioners and the proper officers and employees of
6 the County are hereby authorized to do such acts and things, and to execute and deliver all such
7 certificates or agreements as may be necessary or desirable in connection with the issuance of the
8 Notes, consistent with the authorizations in this Note Resolution. All actions of the Board of
9 Commissioners, officers, employees or agents of the County taken in connection therewith,
10 including the actions taken pursuant to the Initial Note Resolution, prior to the date hereof are
11 hereby ratified and confirmed.

12 **Section 14. Global Form; Securities Depository; Ownership of Notes.**

13 (a) Upon the initial issuance of the Notes, the ownership of each Note shall be
14 registered in the name of the Securities Depository or the Securities Depository Nominee, and
15 ownership thereof shall be maintained in Book-Entry Form by the Securities Depository for the
16 account of the Agent Members thereof. Initially, each Note shall be registered in the name of Cede
17 & Co., as the nominee of The Depository Trust Company. Beneficial Owners will not receive
18 Notes from the Note Registrar evidencing their ownership interests. Except as provided in
19 subsection (c) of this Section 14, the Notes may be transferred, in whole but not in part, only to
20 the Securities Depository or the Securities Depository Nominee, or to a successor Securities
21 Depository selected or approved by the County or to a nominee of such successor Securities
22 Depository.

23 (b) With respect to Notes registered in the name of the Securities Depository or
24 the Securities Depository Nominee, the County, the Paying Agent, the Note Registrar, or the
25 Authentication Agent shall have no responsibility or obligation to any Agent Member or Beneficial
26 Owner. Without limiting the foregoing, neither the County, the Paying Agent, the Note Registrar,
27 the Authentication Agent, nor their respective affiliates, shall have any responsibility or obligation
28 with respect to:

29 (i) the accuracy of the records of the Securities Depository, the Securities
30 Depository Nominee or any Agent Member with respect to any beneficial ownership
31 interest in the Notes;

32 (ii) the delivery to any Agent Member, any Beneficial Owner or any other
33 person, other than the Securities Depository or the Securities Depository Nominee, of any
34 notice with respect to the Notes; or

35 (iii) the payment to any Agent Member, any Beneficial Owner or any other
36 person, other than the Securities Depository or the Securities Depository Nominee, of any
37 amount with respect to the principal or interest on the Notes.

38 So long as the Notes are registered in Book-Entry Form, the County, the Paying
39 Agent, the Note Registrar, and the Authentication Agent, may treat the Securities Depository as,

1 and deem the Securities Depository to be, the absolute owner of such Notes for all purposes
2 whatsoever, including without limitation:

- 3 (i) the payment of principal of and interest on such Notes;
- 4 (ii) giving notices of redemption (if applicable) and other matters with respect
5 to such Notes;
- 6 (iii) registering transfers with respect to such Notes; and
- 7 (iv) the selection of Notes (if applicable) for redemption.

8 So long as the Notes are registered in Book-Entry Form, the Paying Agent shall pay
9 all principal of and interest on the Notes only to the Securities Depository or the Securities
10 Depository Nominee as shown in the note register, and all such payments shall be valid and
11 effective to fully discharge the County's obligations with respect to payment of principal of and
12 interest on the Notes to the extent so paid.

13 (c) If at any time (i) the County determines that the Securities Depository is
14 incapable of discharging its responsibilities described herein, (ii) the Securities Depository notifies
15 the County that it is unwilling or unable to continue as Securities Depository with respect to the
16 Notes, or (iii) the Securities Depository shall no longer be registered or in good standing under the
17 Securities Exchange Act of 1934 or other applicable statute or regulation and a successor Securities
18 Depository is not appointed by the County within 90 days after the County receives notice or
19 becomes aware of such condition, as the case may be, then this Section 14 shall no longer be
20 applicable, and the County shall execute and the Authentication Agent shall authenticate and
21 deliver notes representing the Notes to the owners of the Notes. Notes issued pursuant to this
22 subsection (c) shall be registered in such names and authorized denominations as the Securities
23 Depository, pursuant to instructions from the Agent Member or otherwise, shall instruct the Note
24 Registrar. Upon exchange, the Note Registrar shall deliver such notes representing the Notes to
25 the persons in whose names such Notes are so registered on the business day immediately
26 preceding the date of such exchange.

27 (d) For purposes of this Note Resolution, the following terms shall have the
28 meanings set forth below:

29 "Agent Member" means a member of, or participant in, the Securities Depository.

30 "Beneficial Owner" means the owners of a beneficial interest in the Notes
31 registered in Book-Entry Form.

32 "Book-Entry Form" or "Book-Entry System" means, with respect to the Notes, a
33 form or system, as applicable, under which (i) the ownership of beneficial interests in the Notes
34 may be transferred only through book-entry and (ii) physical Notes in fully registered form are
35 registered only in the name of a Securities Depository or its nominee as holder, with physical Notes
36 in the custody of a Securities Depository.

1 “Securities Depository” means any securities depository that is a “clearing
2 corporation” within the meaning of the New York Uniform Commercial Code and a “clearing
3 agency” registered pursuant to provisions of Section 17A of the Securities Exchange Act of 1934,
4 operating and maintaining, with its participants or otherwise, a Book-Entry System to record
5 ownership of beneficial interest in bonds or notes and bond or note service charges, and to effect
6 transfers of bonds or notes in Book-Entry Form, and means, initially, The Depository Trust
7 Company (a limited purpose trust company).

8 “Securities Depository Nominee” means any nominee of a Securities Depository
9 and shall initially mean Cede and Co., New York, New York, as nominee of The Depository Trust
10 Company.

11 **Section 15. Sale of Notes.** The sale of the Notes to [_____] (the
12 “Purchaser”) for a price of [\$____,____,____] (par, [plus a premium] [less a discount] of
13 [\$____,____,____], less underwriter’s discount of [\$_____] at a rate of [____%], which results in
14 an arbitrage yield of [____%], a true interest cost (TIC) of [____%] and total interest of
15 [\$____,____,____] is hereby authorized.

16 **Section 16. Tax Levy for Payment of Note.** For the purpose of providing funds
17 for the payment of the principal of and interest on the Notes, there shall be and hereby is assessed
18 and levied and there shall hereafter be collected a direct tax upon all real and personal property
19 now or hereafter subject to taxation within the corporate limits of Fulton County, Georgia, the net
20 proceeds of which will be in a sufficient amount to produce such sums as are required to pay the
21 principal and interest thereon. Said sums are irrevocably pledged and appropriated to the payment
22 of the principal and interest, when due on the Notes, and the provisions to meet the requirements
23 of this Note Resolution shall hereafter be made in due time and manner so that the Notes, including
24 both principal and interest, shall be fully paid at maturity.

25 **Section 17. Post Issuance Tax Compliance.** The County has in place Post-
26 Issuance Tax Compliance Policies and Procedures as required by the Internal Revenue Service in
27 connection with filing Form 8038-G for the Notes and other tax-exempt obligations of the County.

28 **Section 18. Custody and Application of Proceeds of Notes.** Upon the issuance
29 and delivery of the Notes, the Paying Agent is hereby authorized and directed to pay the costs of
30 preparing the Notes, including the fees and expenses of the Financial Advisor, Note Counsel,
31 Disclosure Counsel and expenses of printing and posting the Notice of Sale, the Preliminary
32 Official Statement and the Official Statement (each as defined herein) and obtaining a CUSIP
33 Number, if required, and all other customary costs of issuance of the Notes in an amount approved
34 by the Chief Financial Officer. The balance of the proceeds of the sale of the Notes shall be
35 deposited in the operating account of the County to be applied toward the payment of its current
36 expenses in calendar year 2026.

37 **Section 19. Approval and Ratification of Certain Documents and Actions.**
38 The actions of the Chief Financial Officer, the financial advisor to the County, and the other
39 officers, employees and agents of the County, in causing information with respect to the Notes to
40 be distributed to potential investors, including the use of the Notice of Sale, dated [April __, 2026]
41 (the “Notice of Sale”) and the Preliminary Official Statement, dated [April __, 2026] and any

1 supplements thereto (the “**Preliminary Official Statement**”), which is attached hereto as Exhibit
2 B, are hereby authorized, ratified and confirmed.

3 **Section 20. Rule 15c2-12 Certificate.** The Chief Financial Officer is hereby
4 authorized to execute and deliver a certificate “deeming final” the Preliminary Official Statement
5 on behalf of the County in accordance with Rule 15c2-12 promulgated by the U.S. Securities and
6 Exchange Commission under the Securities and Exchange Act of 1934, as amended.

7 **Section 21. Continuing Disclosure Undertaking.** The Chief Financial Officer
8 is hereby authorized to execute and deliver a Continuing Disclosure Certificate in substantially
9 similar form as attached hereto as Exhibit C, with such changes, filling of blanks and other
10 modifications as the Chief Financial Officer, after consultation with the County Attorney and
11 Disclosure Counsel, shall deem necessary or appropriate. Notwithstanding anything contained in
12 this Note Resolution or the Continuing Disclosure Certificate to the contrary, the continuing
13 disclosure undertaking set forth in the Continuing Disclosure Certificate is for the benefit of the
14 holders of the Notes (the “**Noteholders**”). Unless otherwise required by law, no Noteholder shall
15 be entitled to damages resulting from the County’s noncompliance with its continuing disclosure
16 undertaking; however, Noteholders may take action to require performance of such obligation by
17 any judicial proceeding available. Breach of the continuing disclosure undertaking of the County
18 does not constitute an event of default under this Note Resolution or the Notes, and any rights and
19 remedies provided in this Note Resolution or in the Notes, in the event of default, are not applicable
20 to a breach of the continuing disclosure undertaking of the County as set forth in such Continuing
21 Disclosure Certificate.

22 **Section 22. Delivery of Final Official Statement.** The Chairman of the Board
23 of Commissioners is authorized to execute and deliver to the purchasers of the Notes a final
24 Official Statement and any supplements thereto (the “**Official Statement**”) in substantially the
25 form of the Preliminary Official Statement, subject to such changes and modifications as may be
26 necessary to conform to the provisions of this Note Resolution and SEC Rule 15c2-12.

27 **Section 23. Effective Date.** This Note Resolution shall be in full force and effect
28 immediately upon its adoption.

29 **Section 24. Severability of Invalid Provisions.** If any one or more of the
30 covenants, agreements or provisions herein contained shall be held contrary to any express
31 provision of law or contrary to the policy of express law, though not expressly prohibited, or
32 against public policy, or shall for any reason whatsoever be held invalid, then such covenants,
33 agreements or provisions shall be null and void and shall be deemed separable from the remaining
34 covenants, agreements and provisions and shall in no way affect the validity of any of the other
35 agreements and provisions hereof.

36
37 **Section 25. Counterparts; Electronic Signatures.** The Chairman of the Board
38 of Commissioners, the Chief Financial Officer or such other duly authorized representative of the
39 County are hereby authorized to execute the Official Statement, the Paying Agent and Note
40 Registrar Agreement and any and all other documents and certificates related thereto, by means of
41 electronic or digital signature, including an emailed PDF of a digitized image of the actual
42 signature page or by other electronic means provided that such other means utilize electronic

1 signature software that has the capability to audit or authenticate the signature, and such electronic
2 pages shall constitute an original signature and shall be of the same legal effect, validity or
3 enforceability as a manually executed, physically delivered or paper-based signature, as the case
4 may be, and it is further found and determined that such electronic signatures are expressly
5 permitted under the Uniform Electronic Transactions Act (O.C.G.A. § 10-12-1, et seq.).
6

7 **Section 26. Conflicts.** All resolutions or parts thereof of the County in conflict
8 with the provisions herein contained are, to the extent of such conflict, hereby amended,
9 superseded and repealed, but solely as and to the extent of any such conflict.
10

11
12 [REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Adopted and approved this ____ day of May, 2026.

Approved:

[SEAL]

By: _____
Robert L. Pitts, Chairman
Board of Commissioners of
Fulton County, Georgia

ATTEST:

Tonya R. Grier, Clerk to the Commission
Board of Commissioners of Fulton County, Georgia

Approved as to Form:

Y. Soo Jo, Esq.
County Attorney

CLERK'S CERTIFICATE

I, Tonya R. Grier, Clerk to the Commission of the Board of Commissioners of Fulton County, Georgia, DO HEREBY CERTIFY that the foregoing pages of typewritten material constitute a true and correct copy of a resolution duly adopted by the Board of Commissioners of Fulton County at a duly called and constituted meeting of said Board held on May __, 2026, which meeting was open to the public and at which a quorum was present and acting throughout, that all notices of such meeting required by any open meetings law to be given were duly given, and that the original of said resolution appears of record in the Minute Book of the Board of Commissioners which is in my custody and control.

I further certify that said resolution has not been amended, modified or repealed.

WITNESS my official signature and the corporate seal of Fulton County, Georgia as of the __ day of _____, 2026.

[SEAL]

Tonya R. Grier, Clerk to the Commission
Board of Commissioners of Fulton County,
Georgia

[Signature Page to Fulton County TAN Series 2026 Pricing Resolution]

EXHIBIT A
FORM OF THE NOTES
UNITED STATES OF AMERICA
STATE OF GEORGIA
FULTON COUNTY, GEORGIA
GENERAL FUND TAX ANTICIPATION NOTES,
SERIES 2026

Number R-__

| | | |
|--|--|----------------------------|
| <u>Maturity Date</u> December 30, 2026 | <u>Date of Original Issue</u> May __, 2026 | <u>CUSIP</u> [] |
|--|--|----------------------------|

Principal Amount: _____ DOLLARS and ___/100 CENTS
(\$_____)

Registered Owner: CEDE & CO.

KNOW ALL MEN BY THESE PRESENTS: FULTON COUNTY, GEORGIA, a political subdivision of the State of Georgia (the “**County**”), for value received, hereby promises to pay the principal amount set forth above, together with interest thereon at the rate of ___% per annum (calculated on the basis of a 360-day year comprised of twelve 30-day months), in immediately available funds, on the Maturity Date set forth above, to the Registered Owner hereof.

Both principal hereof and interest hereon are payable by wire transfer by U.S. Bank Trust Company, National Association, as paying agent, note registrar and authenticating agent (the “**Paying Agent**”), to the person who is the registered owner hereof as of December 30, 2026, upon surrender hereof. Both principal hereof and interest hereon are payable in lawful money of the United States of America. Notwithstanding the foregoing, so long as this Note is registered in the name of the Securities Depository or the Securities Depository Nominee, payment of principal of, redemption premium (if any) and interest on this Note shall be made by wire transfer to the Securities Depository as described more fully below. The County also promises to pay any and all amounts owed by the County as arbitrage rebate pursuant to Section 148 of the Internal Revenue Code of 1986, as amended and any amounts expended by any owner of this Note in connection with the collection of amounts owed hereunder, including, but not limited to attorney fees.

This Note is one of a series of tax anticipation notes in the aggregate principal amount of \$325,000,000 authorized by an initial resolution duly adopted by the Board of Commissioners of Fulton County, Georgia (the “**Board of Commissioners**”) on March 18, 2026 (the “**Initial Resolution**”), as supplemented by a Supplemental Pricing Resolution duly adopted

by the Board of Commissioners on May ____, 2026 (the “**Supplemental Pricing Resolution**” and, together with the Initial Resolution, the “**Resolution**”), in accordance with Article IX, Section V, Paragraph V of the Constitution of the State of Georgia of 1983 and Section 36-80-2 of the Official Code of Georgia Annotated, for the purpose of making a temporary loan to pay current expenses of the County in calendar year 2026.

This Note is issued in anticipation of the receipt of taxes levied or to be levied for the General Fund in calendar year 2026. The principal amount of this Note together with all other temporary loans, notes, warrants or similar obligations does not exceed 75% of the total gross income from taxes collected by the County in calendar year 2025 and the aggregate principal amount of the Notes, together with other contracts, notes, warrants and obligations of the County does not exceed the total anticipated tax revenues of the County for the General Fund for calendar year 2026. No temporary loan or other contract, note, warrant or other obligation for current expenses incurred in calendar year 2025 or any prior calendar year remains unpaid as of the date hereof.

The Notes are being issued by means of a Book-Entry System, with actual Notes immobilized at The Depository Trust Company, New York, New York, or its successor as Securities Depository, evidencing ownership of the Notes in principal amounts of \$5,000 and any integral multiple of \$5,000 in excess thereof, and with transfers of Beneficial Ownership effected on the records of the Securities Depository and its participants pursuant to the rules and procedures established by the Securities Depository. Actual Notes are not available for distribution to the Beneficial Owners, except under the limited circumstances set forth in the Resolution. The principal and interest on the Notes are payable by the Paying Agent to Cede & Co., as nominee of the Securities Depository. Transfer of principal of and interest payments to participants of the Securities Depository is the responsibility of the Securities Depository; transfers of principal and interest to Beneficial Owners by participants of the Securities Depository will be the responsibility of such participants and other nominees of Beneficial Owners. The County and the Paying Agent are not responsible or liable for maintaining, supervising or reviewing the records maintained by, the Securities Depository, its participants or persons acting through such participants.

This Note is not subject to redemption prior to maturity.

If the Notes are no longer registered to a Securities Depository, this Note may be registered as transferred by the registered owner hereof in person or by the owner’s attorney duly authorized in writing, but only in the manner, subject to the limitations specified in the Resolution, and upon surrender and cancellation of this Note. Upon such registration of transfer, a new note or notes of the same aggregate principal amount and tenor and of any authorized denomination or denominations will be issued to the transferee in exchange therefor.

If the Notes are no longer registered to a Securities Depository, this Note may be exchanged for an equal aggregate principal amount of Notes of the same aggregate principal amount and tenor of any authorized denomination or denominations, in the manner and subject to the conditions provided in the Resolution. No service charge shall be made for any registration of transfer or exchange hereinbefore referred to, but the Paying Agent may require payment of a sum sufficient to cover any tax or other governmental charge as a condition precedent to the exercise of such privilege.

The person in whose name this Note is registered shall be deemed and regarded as the absolute owner hereof for all purposes, and payment of or on account of either principal or interest made to such registered owner shall be valid and effectual to satisfy and discharge the liability upon this Note to the extent of the sum or sums so paid.

It is hereby certified, recited and declared that all acts, conditions and things required by the Constitution and laws of the State of Georgia to be done precedent to or as a condition to the issuance of this Note have been properly done, have happened and have been performed in the manner required by the Constitution and laws of the State of Georgia; that the tax levies in anticipation of which this Note is issued are or will be valid and legal levies; that the County will use a sufficient amount of the proceeds of such tax levies and other available funds for the payment of this Note and the interest hereon; and that this Note, together with all other indebtedness of the County, is within every debt or other limit provided by the Constitution and laws of the State of Georgia.

All capitalized terms used but not defined herein shall have the meanings assigned to them in the Resolution.

IN WITNESS WHEREOF, the County acting by and through the Board of Commissioners, has caused this Note to be executed in its corporate name by the manual or facsimile signature of the Chairman of the Board of Commissioners, and attested by the manual or facsimile signature of the Clerk of the Board of Commissioners and the corporate seal of the County to be impressed or imprinted hereon, all as of the date of original issue as shown above.

FULTON COUNTY, GEORGIA

By: _____
Chairman, Board of Commissioners
Fulton County, Georgia

(SEAL)

ATTEST

Clerk, Board of Commissioners
Fulton County, Georgia

CERTIFICATE OF AUTHENTICATION

This is one of the Notes described in the within mentioned Initial Resolution adopted on March 18, 2026 and Supplemental Pricing Resolution adopted on May ____, 2026, and is hereby authenticated.

**U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION**

By: _____
Name:
Title:

Date of Authentication: May ____, 2026

* * * * *

ASSIGNMENT FOR TRANSFER

FOR VALUE RECEIVED, the undersigned hereby sells, assigns and transfers unto:

PLEASE INSERT SOCIAL SECURITY
OR OTHER IDENTIFYING NUMBER
OF ASSIGNEE

the within Note of Fulton County, Georgia and does hereby constitute and appoint _____ attorney to transfer the said Note on the books of the Note Registrar, with full power of substitution in the premise.

Date:

In the presence of: _____
Noteholder

NOTICE: The signature to this Assignment must correspond with the name as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

* * * * *

EXHIBIT B

PRELIMINARY OFFICIAL STATEMENT

EXHIBIT C

FORM OF CONTINUING DISCLOSURE CERTIFICATE

\$325,000,000*
FULTON COUNTY, GEORGIA
GENERAL FUND TAX ANTICIPATION NOTES,
SERIES 2026

OFFICIAL NOTICE OF SALE

The Fulton County, Georgia General Fund Tax Anticipation Notes, Series 2026 (the “Notes”) are being offered for sale in accordance with this Official Notice of Sale. Bids for the purchase of the Notes will be received on behalf of Fulton County, Georgia (the “County”), electronically via the BiDCOMP/Parity electronic bid submission system on May 6, 2026, until 10:00 a.m. local time in the City of Atlanta, Georgia, or on such other date or time as may be determined by the County, with notice provided through Parity®.

* Preliminary; subject to change.

April 28, 2026

OFFICIAL NOTICE OF SALE

\$325,000,000*
FULTON COUNTY, GEORGIA
GENERAL FUND TAX ANTICIPATION NOTES,
SERIES 2026

Notice is given that all-or-none bids will be received by Fulton County, Georgia (the “County”), for the purchase of its \$325,000,000* Fulton County, Georgia General Fund Tax Anticipation Notes, Series 2026 (the “Notes”). All bids must be submitted electronically via the BiDCOMP/Parity electronic bid submission system (“Parity[®]”) on May 6, 2026, until 10:00 a.m. local time in the City of Atlanta, Georgia (the “City”), or on such other date or time as may be determined by the County, with notice provided through Parity[®]. To bid on the Notes, a bidder must be a contracted customer of Parity[®]. Prospective bidders that do not have a contract with Parity[®] should call (212) 849-5021 to become a customer and to obtain a list of the bidding rules and procedures. For further information about Parity[®], potential bidders may contact IHS Markit (“IHS”) at 55 Water Street, 39th Floor, New York, NY 10038 or (212) 849-5021. The use of Parity[®] shall be at the bidder's risk and expense and the County shall have no liability with respect thereto. Only bids submitted through Parity[®] will be considered. To the extent any instructions or directions set forth on Parity[®] conflict with this Official Notice of Sale (this “Notice of Sale”), the terms of this Notice of Sale shall control. All capitalized terms used in this Notice of Sale and not otherwise defined herein will have the same meanings ascribed to such terms in the hereinafter defined Preliminary Official Statement.

THE BIDDING PROCESS, CURRENTLY SCHEDULED TO END MAY 6, 2026, AT 10:00 A.M. LOCAL TIME IN THE CITY, MAY BE CANCELLED OR POSTPONED OR ANY OTHER PROVISION OF THIS NOTICE OF SALE MAY BE AMENDED BY THE COUNTY UPON NOTICE COMMUNICATED THROUGH THOMSON MUNICIPAL MARKET MONITOR. IF SUCH A POSTPONEMENT, CHANGE OR AMENDMENT OCCURS, BIDS WILL BE RECEIVED IN ACCORDANCE WITH THIS NOTICE OF SALE, AS MODIFIED BY SUCH NOTICE.

DETAILS REGARDING THE NOTES

The Notes will be dated the date of their delivery. The County currently expects to issue the Notes on or about May 19, 2026 (the “Closing Date”).

Description of the Notes. The Notes will initially be issued in fully registered form in denominations of \$5,000 or any integral multiple of \$5,000 in excess thereof and initially will be registered in the name of Cede & Co., as nominee of The Depository Trust Company (“DTC”). Purchases of beneficial ownership interests in the Notes will be made in book-entry form only and purchasers will not receive physical delivery of certificates representing the beneficial ownership interests in the Notes so purchased. Payments of principal of and interest on the Notes will be made to Cede & Co., as nominee for DTC as registered owner of the Notes to be subsequently disbursed to the Beneficial Owners.

Interest on the Notes (a) will accrue from the initial issue date to, but not including, the maturity date, (b) will be computed on the basis of a 360-day year of twelve 30-day months, and (c) will be payable on the Maturity Date (as defined herein).

Maturity. The Notes will mature on December 30, 2026 (the “Maturity Date”).

Adjustment to Principal Amount. After selecting the winning bid, the County reserves the right to adjust the principal amount of the Notes. In determining the final principal amount of the Notes, the County will not increase or

* Preliminary; subject to change.

reduce the aggregate principal amount of the Notes by more than three percent of such amount (all calculations to be rounded to the nearest \$5,000). See “TERMS OF BID AND BASIS OF AWARD” herein.

REDEMPTION PROVISIONS

The Notes are not subject to redemption prior to maturity.

AUTHORIZATION

The Notes are being issued pursuant to: (a) Article IX, Section V, Paragraph V of the Constitution of the State of Georgia of 1983; (b) Section 36-80-2 of the Official Code of Georgia Annotated, as amended and supplemented; and (c) resolutions adopted by the Board of Commissioners of the County on March 18, 2026 and expected to be adopted on May 6, 2026* (together, the “Note Resolution”).

PURPOSE

The proceeds of the Notes will be for the purpose of: (a) paying certain current expenses of the County for calendar year 2026 in anticipation of the receipt of revenues from taxes levied or to be levied for the General Fund of the County and (b) paying the costs of issuance related to the Notes.

SECURITY FOR THE NOTES

The Notes are payable from revenues from taxes levied or to be levied for calendar year 2026 for the General Fund and other funds available to the County for such purpose.

For the purpose of providing funds for the payment of the principal of and interest on the Notes, the County is required to assess, levy, and collect a direct tax upon all real and personal property now or hereafter subject to taxation within the corporate limits of the County, the net proceeds of which will be in a sufficient amount to produce such sums as are required to pay the principal and interest thereon. Such sums are irrevocably pledged and appropriated to the payment of the principal and interest, when due, on the Notes.

RATINGS

Fitch Ratings, Inc. (“Fitch”), S&P Global Ratings (“S&P,” and together with Fitch, the “Rating Agencies”) have assigned ratings of “F1+” and “SP-1+,” respectively, to the Notes.

The ratings, including any related outlook with respect to potential changes in such ratings, reflect only the respective views of the Rating Agencies, and an explanation of the significance of such ratings may be obtained from the Rating Agencies furnishing the ratings. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies, and assumptions of its own. There is no assurance that such ratings will remain unchanged for any given period of time or that they will not be revised downward or withdrawn entirely by the rating agency furnishing the same, if, in its judgment, circumstances so warrant. Any such downward revision or withdrawal of such ratings or other actions by the Rating Agencies or either of them, may have an adverse effect on the liquidity and/or market price of the affected Notes. The County has not undertaken any responsibility to oppose any such revision, suspension, or withdrawal.

CONTINUING DISCLOSURE

The Notes will have a stated maturity of 18 months or less. As such, the provisions of paragraph (b)(5) of Rule 15c2-12 of the U.S. Securities and Exchange Commission (the “SEC”) promulgated pursuant to the Securities Exchange Act of 1934, as in effect on the date hereof (the “Rule”), other than paragraph (b)(5)(i)(C) of the Rule, shall not apply to the Notes pursuant to paragraph (d)(3) of the Rule.

* Preliminary; subject to change.

In order to assist the successful bidder in complying with paragraph (b)(5)(i)(C) of the Rule, simultaneously with the issuance of the Notes, the County will enter into a continuing disclosure undertaking for the benefit of holders of the Notes (the "Disclosure Certificate"), substantially in the form attached to the Preliminary Official Statement as "APPENDIX E - FORM OF CONTINUING DISCLOSURE CERTIFICATE." The County, as an "obligated person" under the Rule, will undertake in the Disclosure Certificate to provide notice of the occurrence of certain enumerated events (each a "Listed Event Notice"). Each Listed Event Notice, if applicable, will be filed with the Electronic Municipal Market Access system administered by the Municipal Securities Rulemaking Board (the "MSRB"). The specific nature and timing of filing each Listed Event Notice, if applicable, and other details of the County's undertaking are more fully described in "APPENDIX E - FORM OF CONTINUING DISCLOSURE CERTIFICATE" attached to the Preliminary Official Statement.

ISSUE PRICE CERTIFICATE

The successful bidder shall assist the County in establishing the issue price of the Notes and shall execute and deliver to the County on or prior to the Closing Date an "issue price" or similar certificate setting forth the reasonably expected initial offering prices to the public or the actual sales price or prices of the Notes, together with the supporting pricing wires or equivalent communications, substantially in the applicable form attached as SCHEDULE B to EXHIBIT A attached hereto, with such modifications as may be appropriate or necessary, in the reasonable judgment of the successful bidder, the County, and Note Counsel (as defined herein). All actions to be taken by the County under this Notice of Sale to establish the issue price of the Notes may be taken on behalf of the County by Raymond James & Associates, Inc. (the "Financial Advisor") and any notice or report to be provided to the County may be provided to the Financial Advisor.

If the Financial Advisor has certified to the County that the competitive sale requirements specified in the provisions of Treasury Regulation Section 1.148-1(f)(3)(i) (defining "competitive sale" for purposes of establishing the issue price of the Notes) have been satisfied, the County will furnish to the successful bidder on the sale date written notice thereof.

In the event that the competitive sale requirements are not satisfied, the County shall so advise the successful bidder in writing on the sale date, and the successful bidder shall be subject to the "hold-the-offering-price rule" for each maturity, unless the successful bidder confirms on the sale date that it has sold at least 10% of a given maturity as described below.

The County may determine to treat (a) the first price at which 10% of a maturity of the Notes (the "10% test") is sold to the public as the issue price of that maturity and/or (b) the initial offering price to the public as of the sale date of any maturity of the Notes as the issue price of that maturity (the "hold-the-offering-price rule"), in each case applied on a maturity-by-maturity basis (and if different interest rates apply within a maturity, to each separate CUSIP number within that maturity). The successful bidder shall advise the County if any maturity of the Notes satisfies the 10% test as of the date and time of the award of the Notes. The County shall notify the successful bidder, at or before the time of award of the Notes, which maturities (and if different interest rates apply within a maturity, which separate CUSIP number within that maturity) of the Notes shall be subject to the 10% test or shall be subject to the hold-the-offering-price rule. **Bids will not be subject to cancellation in the event that the County determines to apply the hold-the-offering-price rule to any maturity of the Notes. Bidders should prepare their bids on the assumption that some or all of the maturities of the Notes will be subject to the hold-the-offering-price rule in order to establish the issue price of the Notes.**

By submitting a bid, the successful bidder shall (a) confirm that the underwriters have offered or will offer the Notes to the public on or before the date of award at the initial offering price, or at the corresponding yield or yields, set forth in the bid submitted by the successful bidder and (b) agree, on behalf of the underwriters participating in the purchase of the Notes, that the underwriters will neither offer nor sell unsold Notes of any maturity to which the hold-the-offering-price rule shall apply to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

- (i) the close of the fifth business day after the sale date; or

(ii) the date on which the underwriters have sold at least 10% of that maturity of the Notes to the public at a price that is no higher than the initial offering price to the public.

The successful bidder shall promptly advise the County when the underwriters have sold 10% of that maturity of the Notes to the public at a price that is no higher than the initial offering price to the public, if that occurs prior to the close of the fifth business day after the sale date.

The County acknowledges that, in making the representations set forth above, the successful bidder will rely on (a) the agreement of each underwriter to comply with the hold-the-offering-price rule, as set forth in an agreement among underwriters and the related pricing wires, (b) in the event a selling group has been created in connection with the initial sale of the Notes to the public, the agreement of each dealer who is a member of the selling group to comply with the hold-the-offering-price rule, as set forth in a selling group agreement and the related pricing wires, and (c) in the event that an underwriter is a party to a retail distribution agreement that was employed in connection with the initial sale of the Notes to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the hold-the-offering-price rule, as set forth in the retail distribution agreement and the related pricing wires. The County further acknowledges that each underwriter shall be solely liable for its failure to comply with its agreement regarding the hold-the-offering-price rule and that no underwriter shall be liable for the failure of any other underwriter, or of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a retail distribution agreement to comply with its corresponding agreement regarding the hold-the-offering-price rule as applicable to the Notes.

By submitting a bid, each bidder confirms that: (a) any agreement among underwriters, any selling group agreement and each retail distribution agreement (to which the bidder is a party) relating to the initial sale of the Notes to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group, and each broker-dealer that is a party to such retail distribution agreement, as applicable, to (i) report the prices at which it sells to the public the unsold Notes of each maturity allotted to it until it is notified by the successful bidder that the 10% test has been satisfied as to the Notes of that maturity and (ii) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the successful bidder and as set forth in the related pricing wires, and (b) any agreement among underwriters relating to the initial sale of the Notes to the public, together with the related pricing wires, contains or will contain language obligating each underwriter that is a party to a retail distribution agreement to be employed in connection with the initial sale of the Notes to the public to require each broker-dealer that is a party to such retail distribution agreement to (i) report the prices at which it sells to the public the unsold Notes of each maturity allotted to it until it is notified by the successful bidder or such underwriter that either the 10% test has been satisfied as to the Notes of that maturity that have been sold to the public and (ii) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the successful bidder or such underwriter and as set forth in the related pricing wires.

Sales of any Notes to any person that is a related party to an underwriter shall not constitute sales to the public for purposes of this Notice of Sale. Further, for purposes of this Notice of Sale:

(a) “public” means any person other than an underwriter or a related party,

(b) “underwriter” means (i) any person that agrees pursuant to a written contract with the County (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Notes to the public and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) to participate in the initial sale of the Notes to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Notes to the public),

(c) a purchaser of any of the Notes is a “related party” to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and

- (d) “sale date” means the date that the Notes are awarded by the County to the successful bidder.

LEGAL OPINIONS

The opinion of McGuireWoods LLP, in its capacity as note counsel to the County (“Note Counsel”), will address certain legal matters incident to the authorization, issuance, validity, sale, and delivery of the Notes and other matters relating to the treatment of interest on the Notes for federal and state income tax purposes (the “Note Counsel Opinion”). For a further discussion of certain federal income tax matters relating to the Notes, see the information under the caption “TAX MATTERS” in the Preliminary Official Statement. The Note Counsel Opinion will be delivered to the County on the Closing Date in substantially the form attached to the Preliminary Official Statement as APPENDIX D, together with the closing documents customarily delivered by the County.

The Note Counsel Opinion to be delivered on the Closing Date may vary from the text of APPENDIX D, if necessary, to reflect facts and law on the Closing Date. The Note Counsel Opinion will speak only as of its date and Note Counsel will not assume any duty to update or supplement the Note Counsel Opinion to reflect any change in facts or circumstances, including changes in law that may thereafter occur or become effective. Note Counsel will furnish a reliance letter to the successful bidder that will confirm that it may rely on the Note Counsel Opinion as if it was addressed to the successful bidder.

McGuireWoods LLP, in its capacity as disclosure counsel to the County (“Disclosure Counsel”), has advised the County on certain matters relating to disclosure for the issuance of the Notes, including in connection with the preparation of the Preliminary Official Statement, dated April 28, 2026, and any supplements thereto (the “Preliminary Official Statement”) and the final Official Statement and any supplements thereto (the “Official Statement”). The negative assurance letter of Disclosure Counsel (the “Negative Assurance Letter”) will be delivered to the County on the Closing Date. Disclosure Counsel will furnish a reliance letter to the successful bidder that will confirm that it may rely on the Negative Assurance Letter as if it was addressed to the successful bidder.

The reliance letters of Note Counsel and Disclosure Counsel will be furnished at the expense of the County upon the issuance of the Notes.

BIDDING PROCEDURES

All bids must be unconditional and submitted electronically via Parity®. No e-mail, telephone, facsimile, mail, courier delivery, or personal delivery bids will be accepted. To participate, a bidder must be a contracted customer of Parity®. If the prospective bidder does not have a contract with Parity®, such bidder should contact Parity® at (212) 849-5021 to become a customer and obtain a list of the bidding rules and procedures. To the extent any instructions or directions set forth on Parity® conflict with this Notice of Sale, the terms of this Notice of Sale shall control.

Bidders may change and submit bids as many times as they wish during the auction; provided, however, that each bid submitted subsequent to a bidder's initial bid must result in a lower true interest cost (“TIC”) on the Notes, when compared to the immediately preceding bid of such bidder. The last bid submitted by a bidder before the end of the auction will be compared to all other final bids submitted by others to determine the successful bidder or bidders.

Each bidder will be solely responsible for making the necessary arrangements to access Parity® for purposes of submitting its bid in a timely manner and in compliance with the requirements of this Notice of Sale. IHS will not have any duty or obligation to provide or assure such access to any bidder, and neither the County nor IHS will be responsible for the proper operation of, or have any liability for, any delays or interruptions of, or any damages caused by, Parity®. The County is authorizing the use of Parity® as a communications mechanism to conduct the electronic bidding for the Notes; the owners of such service are not agents of the County. Neither IHS nor the County, Note Counsel, Disclosure Counsel, or the Financial Advisor shall be responsible for, and each bidder expressly assumes the risk of, any incomplete, inaccurate, or untimely bid submitted by such bidder, including, without limitation, incomplete, inaccurate or untimely bids caused by reason of garbled transmissions, mechanical failure, slow or engaged telephone or telecommunications lines or any other cause.

The County is not bound by any advice and determination of IHS to the effect that any particular bid complies with the terms of this Notice of Sale and in particular the specifications set forth in this Notice of Sale, including under “TERMS OF BID AND BASIS OF AWARD” herein. All costs and expenses incurred by bidders in connection with their registration and submission of bids via Parity® are the sole responsibility of such bidders; the County is not responsible for any of such costs or expenses.

TERMS OF BID AND BASIS OF AWARD

Bids must be unconditional and for the purchase of all of the Notes. No more than one bid from any bidder will be considered.

Bidders must specify a single fixed rate of interest the Notes will bear. The initial public offering price of each maturity shall be not less than 100% of the par amount of such maturity. The initial bid price shall not be less than 100% of the aggregate principal amount of the Notes.

In the event of any adjustment to the principal amount of the Notes as described under “DETAILS REGARDING THE NOTES - Adjustment to Principal Amount” herein, no rebidding or recalculation of the bids submitted will be required or permitted. The total purchase price of the Notes will be increased or decreased to reflect any adjustment to the principal amount of the Notes, and the Notes, as adjusted, will have the same maturity, bear interest at the same rate and must have the same reoffering yield as is specified by the successful bidder for the Notes. Nevertheless, the award of the Notes will be made to the bidders whose bids produce the lowest TIC for the Notes, calculated as specified herein, solely on the basis of the Notes offered, without taking into account any such adjustment in the principal amount of the Notes.

Not later than 3:00 p.m., local time in the City, on May 6, 2026 (the “Award Date”), the Notes will be awarded by the County to the bidder offering to purchase the Notes at the lowest TIC. The TIC will be the nominal interest rate which, when compounded semiannually and used to discount all debt service payments on the Notes (computed at the interest rates specified in the bid and on the basis of a 360-day year comprised of twelve 30-day months) to the dated date of the Notes, results in an amount equal to the price bid for the Notes. If two or more bids provide for the same lowest TIC, the County shall determine which bid shall be accepted, and such determination shall be final and conclusive. The TIC must be calculated to four decimal places. Tie bids shall be broken by lot in the discretion of the County.

Award or rejection of bids will be made by the County on or prior to 3:00 p.m., local time in the City, on the Award Date. ALL BIDS SHALL REMAIN FIRM UNTIL 3:00 P.M., LOCAL TIME IN THE CITY ON THE AWARD DATE.

EACH BIDDER MUST SPECIFY IN ITS BID THE INTEREST RATE FOR THE NOTES OF EACH MATURITY. NO BIDS FOR LESS THAN ALL OF THE NOTES OFFERED WILL BE ENTERTAINED. THE COUNTY RESERVES THE RIGHT TO REJECT ALL BIDS OR ANY BID NOT CONFORMING TO THIS NOTICE OF SALE. THE COUNTY ALSO RESERVES THE RIGHT TO WAIVE, IF PERMITTED BY LAW, ANY IRREGULARITY OR INFORMALITY IN ANY BID. THE COUNTY SHALL NOT REJECT ANY CONFORMING BID UNLESS ALL CONFORMING BIDS ARE REJECTED.

COMPLIANCE WITH SEC AND MSRB RULES

The successful bidder agrees to take any and all other actions necessary to comply with the applicable SEC and the MSRB rules governing the offering, sale, and delivery of the Notes, including, without limitation, the payment of any fees or charges required to be paid by the MSRB or the Securities Industry and Financial Market Association in connection with the purchase or sale of the Notes.

SETTLEMENT OF NOTES

It is expected that the pre-closing for the Notes will occur in the City, approximately one business day prior to the Closing Date, or such other date as shall be appropriate or necessary to ensure compliance with the Rule. On

the Closing Date, the Notes will be delivered to DTC, as securities depository, and registered in the name of Cede & Co., as nominee of DTC. The successful bidder shall also advise the underwriting department of DTC, not less than four business days prior to the Closing Date, of the interest rates borne by the Notes, the CUSIP identification numbers, and the Closing Date. Neither the failure to print CUSIP numbers on any Note nor any error with respect thereto shall constitute cause for a failure or refusal by the purchaser thereof to accept delivery of and pay for the Notes. All expenses in relation to the printing of CUSIP numbers on the Notes as well as any CUSIP Service Bureau charge for the assignment of such numbers shall be paid for by the successful bidder.

FULL PAYMENT OF THE PURCHASE PRICE MUST BE MADE TO THE COUNTY BY 10:00 A.M. LOCAL TIME IN THE CITY ON THE CLOSING DATE BY THE SUCCESSFUL BIDDER IN FEDERAL RESERVE FUNDS OR IMMEDIATELY AVAILABLE FUNDS, WITHOUT COST TO THE COUNTY.

BLUE SKY LAWS

The successful bidder will be responsible for the clearance or exemption with respect to the status of the Notes for sale under the securities or "Blue Sky" laws of the several states and the preparation of any surveys or memoranda in connection with such sale. The County shall have no responsibility for such clearance, exemption, or preparation.

CLOSING DOCUMENTS

In addition to the Note Counsel Opinion and the Negative Assurance Letter, at the time of payment for and delivery of the Notes, the County will furnish the successful bidder with the customary closing documents and opinions, which include, but are not limited to:

(a) an opinion of the County Attorney to the effect that, to the best of her knowledge, (i) there is no litigation now pending or threatened against the County which restrains or enjoins the issuance or delivery of the Notes, the execution, delivery, or performance of all agreements and certificates relating to the Notes, or the use of the proceeds of the Notes or which questions or contests the validity of the Notes, the Note Resolution, all agreements and certificates relating to the Notes, or the proceedings and authority under which they are to be issued, executed and delivered, and (ii) neither the creation, organization, nor existence of the County, nor the title of the present members or other officials of the County to their respective offices, is being currently contested or questioned to the knowledge of the County (the "County Attorney Opinion").

(b) a certificate or certificates of the appropriate officers of the County, in their normal and customary form and terms, to the effect that (i) to the best of such officer's knowledge and belief, other than the County's Excluded Sections (as defined herein), the information concerning the County contained in the Preliminary Official Statement and the Official Statement as of their respective dates is true and correct in all material respects and does not contain any untrue statement of a material fact or omit to state a material fact which is necessary to make the statements contained therein, in the light of the circumstances under which they were made, not misleading, and notwithstanding the foregoing, the County has not provided the information in and does not provide any assurance that the information contained in the sections or appendices, as the case may be, captioned "BOOK-ENTRY ONLY SYSTEM," "TAX MATTERS," "RATINGS," "COMPETITIVE SALE OF THE NOTES," "APPENDIX D - FORM OF NOTE COUNSEL OPINION," and "APPENDIX F - DTC AND THE BOOK-ENTRY ONLY SYSTEM" (collectively, the "County's Excluded Sections") in the Preliminary Official Statement and the Official Statement is true and correct in all material respects; provided, however, that without having undertaken to determine independently the accuracy or completeness of the statements contained in the remainder of the Preliminary Official Statement and the Official Statement, nothing has come to her attention which would lead her to believe that the Preliminary Official Statement and the Official Statement as of their respective dates contain any untrue statement of a material fact or omits to state a material fact which is necessary to make the statements contained therein, in light of the circumstances under which they were made, not misleading; (ii) since the date of the Official Statement, no materially adverse change has occurred in the financial position or results of operation of the County, except as set forth in or contemplated by the Official Statement; and (iii) on the basis of the facts, estimates, and circumstances relied upon at the time of delivery of the Notes, it is not expected that the proceeds of the Notes will be used in a manner that will cause the Notes to be arbitrage bonds.

The County Attorney Opinion and the certificate(s) to be delivered by the appropriate officers of the County may vary from the foregoing text, if deemed necessary by the County. The County Attorney Opinion will speak only as of its date and the County Attorney will not assume any duty to update or supplement the County Attorney Opinion to reflect any change in facts or circumstances, including changes in law that may thereafter occur or become effective.

The successful bidder will also be required to execute certain closing documents required by Note Counsel in connection with the delivery of the Notes or the delivery of the Note Counsel Opinion, including the form of the Certificate as to Issue Price attached hereto as EXHIBIT A.

PRELIMINARY OFFICIAL STATEMENT; FINAL OFFICIAL STATEMENT

The County has authorized the distribution of the Preliminary Official Statement, which it deemed final (except for the permitted omissions described in paragraph (b)(1) of the Rule) for purposes of the Rule. The Preliminary Official Statement describes, among other things, the Notes and contains information with respect to the County. The Preliminary Official Statement may be obtained in electronic format from “www.munios.com” or as provided under “ADDITIONAL INFORMATION” herein.

This Notice of Sale is not intended to be a disclosure document and although being delivered to investors simultaneously with the Preliminary Official Statement shall not be deemed to be part of the Preliminary Official Statement. All bidders should review the Preliminary Official Statement and will be deemed to have acknowledged that they have done so prior to participating in the bidding. In the event of any conflict between the statements contained in the Preliminary Official Statement and in this Notice of Sale, the statements contained in the Preliminary Official Statement shall prevail.

Upon the sale of the Notes, the County will deliver the Official Statement to the successful bidder within seven business days following the sale of the Notes. Up to 100 copies of the Official Statement (and any supplement to the Official Statement) will be made available to the successful bidder at the expense of the County. Additional copies may be obtained at the expense of the successful bidder.

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ADDITIONAL INFORMATION

The Preliminary Official Statement and this Notice of Sale may be obtained in electronic format from www.munios.com. For additional information please see “INTRODUCTION - Other Information” in the Preliminary Official Statement.

FULTON COUNTY, GEORGIA

/s/ Sharon L. Whitmore

Sharon L. Whitmore, CPA, CPFO
Chief Financial Officer

EXHIBIT A

[ASSUMING QUALIFYING BIDDING PROCESS]

FORM OF CERTIFICATE AS TO ISSUE PRICE

ISSUE PRICE CERTIFICATE

\$ _____
FULTON COUNTY, GEORGIA
GENERAL FUND TAX ANTICIPATION NOTES,
SERIES 2026

The undersigned, on behalf of _____ (the “Successful Bidder”), hereby certifies as of _____, 2026 (the “Closing Date”) as set forth below with respect to the sale and issuance of the above-captioned obligations (the “Notes”).

1. Reasonably Expected Initial Offering Price.

(a) As of the Sale Date, the reasonably expected initial offering prices of the Notes to the Public by the Successful Bidder are the prices listed in Schedule A (the “Expected Offering Prices”). The Expected Offering Prices are the prices for the Maturities of the Notes used by the Successful Bidder in formulating its bid to purchase the Notes. Attached as Schedule B is a true and correct copy of the bid provided by the Successful Bidder to purchase the Notes.

(b) The Successful Bidder was not given the opportunity to review other bids prior to submitting its bid.

(c) The bid submitted by the Successful Bidder constituted a firm offer to purchase the Notes.

2. Defined Terms.

(a) “*Issuer*” means Fulton County, Georgia.

(b) “*Maturity*” means Notes with the same credit and payment terms. Notes with different maturity dates, or Notes with the same maturity date but different stated interest rates, are treated as separate Maturities.

(c) “*Public*” means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term “related party” for purposes of this certificate generally means any two or more persons who have (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other).

(d) “*Sale Date*” means the date that the Notes are awarded by the Issuer to the successful bidder. The Sale Date of the Notes is _____, 2026.

(e) “*Underwriter*” means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Notes to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i)

of this paragraph to participate in the initial sale of the Notes to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Notes to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents the Successful Bidder's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Certificate and Agreement and with respect to compliance with the federal income tax rules affecting the Notes, and by McGuireWoods LLP in connection with rendering its opinion that the interest on the Notes is excludable from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Notes.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned has caused this Issue Price Certificate to be executed as of the Closing Date.

[LEGAL NAME OF THE SUCCESSFUL BIDDER]

By: _____

Name: _____

Title: _____

SCHEDULE A

EXPECTED OFFERING PRICES

\$ _____
FULTON COUNTY, GEORGIA
GENERAL FUND TAX ANTICIPATION NOTES,
SERIES 2026

MATURITIES, AMOUNTS, INTEREST RATES AND PRICES
(Base CUSIP Number _____)

| Maturity | Principal Amount | Interest Rate | Price | CUSIP |
|-----------------|-------------------------|----------------------|--------------|--------------|
|-----------------|-------------------------|----------------------|--------------|--------------|

SCHEDULE B

PRICING WIRE OR EQUIVALENT COMMUNICATION

(See Attached)

[ASSUMING NON-QUALIFYING BIDDING PROCESS]

FORM OF CERTIFICATE AS TO ISSUE PRICE

ISSUE PRICE CERTIFICATE

§ _____
FULTON COUNTY, GEORGIA
GENERAL FUND TAX ANTICIPATION NOTES,
SERIES 2026

The undersigned, on behalf of [NAME OF UNDERWRITER/REPRESENTATIVE] ([“SHORT NAME OF UNDERWRITER”])[the “Representative”][, on behalf of itself and [NAMES OF OTHER UNDERWRITERS] (together, the “Underwriting Group”),] hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the “Notes”).

1. ***Sale of the General Rule Maturities.*** As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity was sold to the Public is the respective price listed in Schedule A.

2. ***Initial Offering Price of the Hold-the-Offering-Price Maturities.***

(a) [SHORT NAME OF UNDERWRITER][The Underwriting Group] offered the Hold-the-Offering-Price Maturities to the Public for purchase at the respective initial offering prices listed in Schedule A (the “Initial Offering Prices”) on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Notes are attached to this certificate as Schedule B.

(b) As set forth in the Notice of Sale and bid award, [SHORT NAME OF UNDERWRITER] [the members of the Underwriting Group] [has] [have] agreed in writing that, (i) for each Maturity of the Hold-the-Offering-Price Maturities, [it][they] would neither offer nor sell any of the Notes of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the “hold-the-offering-price rule”), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter (as defined below) has offered or sold any Maturity of the Hold-the-Offering-Price Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Notes during the Holding Period.

3. ***Defined Terms.***

(a) General Rule Maturities means those Maturities of the Notes listed in Schedule A hereto as the “General Rule Maturities.”

(b) *Hold-the-Offering-Price Maturities* means those Maturities of the Notes listed in Schedule A hereto as the “Hold-the-Offering-Price Maturities.”

(c) *Holding Period* means, with respect to a Hold-the-Offering-Price Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date (_____, 2026), or (ii) the date on which [SHORT NAME OF UNDERWRITER][the Underwriters] [has][have] sold at least 10% of such Hold-the-Offering-Price Maturity to the Public at prices that are no higher than the Initial Offering Price for such Hold-the-Offering-Price Maturity.

(d) *Issuer* means Fulton County, Georgia.

(e) *Maturity* means Notes with the same credit and payment terms. Notes with different maturity dates, or Notes with the same maturity date but different stated interest rates, are treated as separate maturities.

(f) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term “related party” for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(g) *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Notes. The Sale Date of the Notes is _____, 2026.

(h) *Underwriter* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Notes to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Notes to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Notes to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents [NAME OF UNDERWRITING FIRM][the Representative's] interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Certificate and with respect to compliance with the federal income tax rules affecting the Notes, and by McGuireWoods LLP in connection with rendering its opinion that the interest on the Notes is excludable from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Notes.

[UNDERWRITER] [REPRESENTATIVE]

By: _____
Name: _____
Title: _____

Dated: _____, 2026

SCHEDULE A

**SALE PRICES OF THE GENERAL RULE MATURITIES AND INITIAL
OFFERING PRICES OF THE HOLD-THE-OFFERING-PRICE MATURITIES**

(Attached)

SCHEDULE B

PRICING WIRE OR EQUIVALENT COMMUNICATION

(Attached)

NEW ISSUE - BOOK-ENTRY ONLY

**RATINGS: Fitch: “F1+”
S&P: “SP-1+”
(See “RATINGS” herein)**

In the opinion of Note Counsel, under existing law and subject to the conditions described in “TAX MATTERS” herein, interest on the Notes (a) is excludable from the gross income of the owners thereof for purposes of federal income taxation under Section 103 of the Internal Revenue Code of 1986, as amended (the “Code”), and (b) is not a specific item of tax preference for purposes of the federal alternative minimum tax on individuals. In addition, such interest is included in the “adjusted financial statement income” (as defined in Section 56A of the Code) of certain corporations in determining the applicability and amount of the federal corporate alternative minimum tax imposed under Section 55(b) of the Code. Note Counsel is further of the opinion that, under current law, income on the Notes, including the interest thereon, is exempt from income taxation by the State of Georgia. See “TAX MATTERS” herein regarding other tax considerations.



\$325,000,000*
FULTON COUNTY, GEORGIA
GENERAL FUND TAX ANTICIPATION NOTES,
SERIES 2026

Dated: Date of Delivery

Due: December 30, 2026

This Official Statement relates to the sale and issuance by Fulton County, Georgia (the “County”) of \$325,000,000* in aggregate principal amount of its General Fund Tax Anticipation Notes, Series 2026 (the “Notes”) pursuant to: (a) Article IX, Section V, Paragraph V of the Constitution of the State of Georgia of 1983, as amended; (b) Section 36-80-2 of the Official Code of Georgia Annotated, as amended and supplemented; and (c) a resolution adopted by the Board of Commissioners of the County (the “Board of Commissioners”) on March 18, 2026, as supplemented by a resolution expected to be adopted by the Board of Commissioners on May 6, 2026*. The Notes are being issued for the purpose of: (a) paying certain current expenses of the County for calendar year 2026 in anticipation of the receipt of revenues from taxes levied or to be levied for the General Fund of the County and (b) paying the costs of issuance related to the Notes. See “AUTHORIZATION AND PURPOSE” herein.

The Notes will initially be issued in fully registered form, in denominations of \$5,000 or any integral multiple of \$5,000 in excess thereof and initially will be registered in the name of Cede & Co., as nominee of The Depository Trust Company (“DTC”). Purchases of beneficial ownership interests in the Notes will be made in book-entry form only, and purchasers will not receive physical delivery of certificates representing the beneficial ownership interests in the Notes so purchased. Payments of principal of and interest on the Notes will be made to Cede & Co., as nominee for DTC as registered owner of the Notes, to be subsequently disbursed to the Beneficial Owners (as defined in Appendix F attached hereto). See “APPENDIX F - DTC AND THE BOOK-ENTRY ONLY SYSTEM” attached hereto.

Interest on the Notes (a) will accrue from the initial issue date to, but not including, the maturity date, (b) will be computed on the basis of a 360-day year comprised of twelve 30-day months, and (c) will be payable on December 30, 2026. The Notes are not subject to redemption prior to maturity. See “DESCRIPTION OF THE NOTES” herein.

The Notes are payable from revenues derived from taxes levied or to be levied for calendar year 2026 for the General Fund and other funds available to the County for such purpose. See “SECURITY AND SOURCES OF PAYMENT FOR THE NOTES” herein. For information related to the County and its financial condition generally, see “THE COUNTY,” “FISCAL OVERVIEW OF THE COUNTY” and “PROPERTY TAXES” herein, and “APPENDIX A - MONTHLY CASH FLOW SUMMARIES,” “APPENDIX B - AUDITED FINANCIAL STATEMENTS OF FULTON COUNTY FOR FISCAL YEAR ENDED DECEMBER 31, 2024,” and “APPENDIX C - CERTAIN STATISTICAL AND FINANCIAL INFORMATION RELATING TO FULTON COUNTY, GEORGIA” attached hereto.

Electronic proposals for the purchase of the Notes will be received by the County via the BiDCOMP/Parity electronic bid submission system (“Parity®”) on May 6, 2026, until 10:00 a.m. local time in the City of Atlanta, or on such other date or time as may be determined by the County, with notice provided through Parity®, all as provided in the Official Notice of Sale, dated April 28, 2026, relating to the Notes.

This cover page contains certain limited information for quick reference only. It is not, and is not intended to be, a summary of the matters relating to the Notes. Potential investors should read the entire Official Statement, including the inside front cover page and the appendices attached hereto, to obtain information essential to the making of an informed investment decision.

The Notes are being offered when, as, and if issued by the County and received by the Purchaser subject to prior sale and to withdrawal or modification of the offer without notice, and subject to the approving opinion of McGuireWoods LLP, Atlanta, Georgia, as Note Counsel. Certain legal matters will be passed upon for the County by Y. Soo Jo, Esq., as the County Attorney. Certain legal matters will be passed upon for the County by McGuireWoods LLP, Atlanta, Georgia, as Disclosure Counsel. Raymond James & Associates, Inc., Atlanta, Georgia serves as financial advisor to the County in connection with the sale of the Notes. The Notes are expected to be delivered through the book-entry system of DTC on or about May 19, 2026.

_____, 2026

* Preliminary; subject to change.

This Preliminary Official Statement and the information contained herein are subject to change, completion and amendment without notice. The Notes may not be sold nor may an offer to buy be accepted prior to the time the Preliminary Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Notes in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of such jurisdiction.

**MATURITY, PRINCIPAL AMOUNT, INTEREST RATE,
YIELD, PRICE, AND INITIAL CUSIP NUMBER**

\$325,000,000*

**FULTON COUNTY, GEORGIA
GENERAL FUND TAX ANTICIPATION NOTES,
SERIES 2026**

| Maturity | Principal Amount* | Interest Rate† | Yield† | Price† | Initial CUSIP Number‡ |
|-------------------|--------------------------|---------------------------|---------------|---------------|----------------------------------|
| December 30, 2026 | \$325,000,000 | | | | |

* Preliminary; subject to change.

† Interest rates and offering yields and prices for the Notes will be set forth in the final Official Statement.

‡ Initial CUSIP® numbers have been assigned to the Notes by an organization not affiliated with the County or the Financial Advisor (as defined herein) and are included for the convenience of the owners of the Notes only at the time of initial issuance of the Notes. None of the County, the Financial Advisor nor the Purchaser or their agents or counsel is responsible for the selection, use or accuracy of the CUSIP® numbers nor is any representation made as to their correctness with respect to the Notes as included herein or at any time in the future. The CUSIP® number for a specific maturity is subject to being changed after the issuance of the Notes as a result of various subsequent actions including, but not limited to, a refunding in whole or in part or as a result of the procurement of secondary market portfolio insurance or other similar enhancement by investors that is applicable to all or a portion of certain maturities of the Notes.

FULTON COUNTY, GEORGIA

Board of Commissioners

Robert L. Pitts, Chairman (*At-Large*)
Khadijah Abdur-Rahman, Vice-Chair (*District 6*)
Bridget Thorne, Commissioner (*District 1*)
Bob Ellis, Commissioner (*District 2*)
Dana Barrett, Commissioner (*District 3*)
Vacant*, Commissioner (*District 4*)
Marvin S. Arrington, Jr., Commissioner (*District 5*)

Clerk to the Commission

Tonya R. Grier

County Manager

Richard “Dick” Anderson

Chief Operating Officer

Pamela Roshell, Ph.D.

County Attorney

Y. Soo Jo, Esq.

Chief Financial Officer

Sharon L. Whitmore, CPA, CPFO

CONSULTANTS TO FULTON COUNTY, GEORGIA

Note Counsel

McGuireWoods LLP
Atlanta, Georgia

Disclosure Counsel

McGuireWoods LLP
Atlanta, Georgia

Financial Advisor to the County

Raymond James & Associates, Inc.
Atlanta, Georgia

* Note: The Commissioner seat for District 4 was vacated by Moraima “Mo” Ivory on March 6, 2026. A special election will be held on November 3, 2026 to fill the vacant District 4 Commissioner seat.

This Official Statement does not constitute a contract between the County or the Purchaser (as defined herein) and any one or more owners of the Notes, nor does it constitute an offer to sell or the solicitation of an offer to buy the Notes in any jurisdiction to any person to whom it is unlawful to make such an offer in such jurisdiction.

No dealer, broker, salesman or any other person has been authorized by the County or the Purchaser to give any information or to make any representations, other than those contained in this Official Statement, in connection with the offering of the Notes, and if given or made, such information or representations must not be relied upon as having been authorized by the County or any other person. The information and expressions of opinion in this Official Statement are subject to change without notice, and this Official Statement speaks only as of its date. Neither the delivery of this Official Statement nor any sale made hereunder will, under any circumstances, create the implication that there has been no change in the matters described herein since the date hereof. Except as otherwise indicated, the information contained in this Official Statement, including in the appendices attached hereto, has been obtained from representatives of the County and from public documents, records and other sources considered to be reliable.

THIS PRELIMINARY OFFICIAL STATEMENT IS IN A FORM DEEMED FINAL BY THE COUNTY FOR PURPOSES OF RULE 15c2-12 ("RULE 15c2-12") OF THE U.S. SECURITIES AND EXCHANGE COMMISSION (THE "SEC") PROMULGATED PURSUANT TO THE SECURITIES EXCHANGE ACT OF 1934, AS AMENDED, EXCEPT FOR CERTAIN INFORMATION PERMITTED TO BE OMITTED PURSUANT TO PARAGRAPH (b)(1) OF RULE 15c2-12.

IN CONNECTION WITH THE OFFERING OF THE NOTES, THE PURCHASER MAY OVER ALLOT OR EFFECT TRANSACTIONS THAT STABILIZE OR MAINTAIN THE MARKET PRICE OF THE NOTES AT A LEVEL ABOVE THAT WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

THE NOTES HAVE NOT BEEN REGISTERED WITH THE SEC UNDER THE SECURITIES ACT OF 1933, AS AMENDED, NOR HAS THE NOTE RESOLUTION (AS DEFINED HEREIN) BEEN QUALIFIED UNDER THE TRUST INDENTURE ACT OF 1939, AS AMENDED, IN RELIANCE UPON EXEMPTIONS CONTAINED IN SUCH ACTS. THE REGISTRATION OR QUALIFICATION OF THE NOTES IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE SECURITIES LAWS OF THE STATES, IF ANY, IN WHICH THE NOTES HAVE BEEN REGISTERED OR QUALIFIED AND THE EXEMPTION FROM REGISTRATION OR QUALIFICATION IN CERTAIN OTHER STATES CANNOT BE REGARDED AS A RECOMMENDATION THEREOF. NEITHER THESE STATES NOR ANY OF THEIR AGENCIES HAVE PASSED UPON THE MERITS OF THE NOTES OR THE ACCURACY OR COMPLETENESS OF THIS OFFICIAL STATEMENT. ANY REPRESENTATION TO THE CONTRARY MAY BE A CRIMINAL OFFENSE.

In making an investment decision, investors must rely on their own examination of the County, and the terms of the offering, including the merits and risks involved. The Notes have not been recommended by any federal or state securities commission or regulatory authority. Any representation to the contrary may be a criminal offense.

The order and placement of information in this Official Statement, including the appendices attached hereto, are not an indication of relevance, materiality or relative importance, and this Official Statement, including the appendices attached hereto, must be read in its entirety. The captions and headings in this Official Statement are for convenience only and in no way define, limit or describe the scope or intent, or affect the meaning or construction, of any provision or section in this Official Statement.

THIS OFFICIAL STATEMENT IS BEING PROVIDED TO PROSPECTIVE PURCHASERS IN EITHER BOUND OR PRINTED FORMAT ("ORIGINAL BOUND FORMAT"), OR IN ELECTRONIC FORMAT ON THE FOLLOWING WEBSITE: WWW.MUNIOS.COM. THIS OFFICIAL STATEMENT MAY BE RELIED ON ONLY IF IT IS IN ITS ORIGINAL BOUND FORMAT, OR IF IT IS PRINTED IN ITS ENTIRETY DIRECTLY FROM SUCH WEBSITE.

References to website addresses presented herein, including the County's website or any other website containing information about the County, are for informational purposes only and may be in the form of a hyperlink solely for the reader's convenience. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement for any purpose including for purposes of Rule 15c2-12.

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OFFICIAL STATEMENT

relating to

\$325,000,000*

FULTON COUNTY, GEORGIA GENERAL FUND TAX ANTICIPATION NOTES SERIES 2026

INTRODUCTION

General

The purpose of this Official Statement, which includes the cover page, the inside front cover page, and the appendices attached hereto, is to provide certain information in connection with the issuance and sale by Fulton County, Georgia (the “County”) of \$325,000,000* in aggregate principal amount of its General Fund Tax Anticipation Notes, Series 2026 (the “Notes”).

Other Information

This Official Statement speaks only as of its date and the information contained herein is subject to change. This Official Statement, including the cover page, the inside front cover page, and the appendices attached hereto, contains brief descriptions of, among other matters, the County, the Notes, the security, and sources of payment for the Notes, and the Note Resolution (as defined herein). Such descriptions and information do not purport to be comprehensive or definitive. The summaries of various constitutional provisions, statutes, the Note Resolution, and other documents are intended as summaries only and are qualified in their entirety by reference to such documents, and references herein to the Notes are qualified in their entirety to the form thereof included in the Note Resolution. Copies of the Note Resolution and other relevant documents and information are available, upon written request and payment of any applicable charge for copying, mailing, and handling, from Fulton County, Georgia, 141 Pryor Street, Atlanta, Georgia 30303.

AUTHORIZATION AND PURPOSE

The Notes are being issued pursuant to: (a) Article IX, Section V, Paragraph V of the Constitution of the State of Georgia of 1983, as amended (the “State Constitution”); (b) Section 36-80-2 of the Official Code of Georgia Annotated, as amended and supplemented; and (c) a resolution adopted by the Board of Commissioners of the County (the “Board of Commissioners”) on March 18, 2026, as supplemented by a resolution expected to be adopted by the Board of Commissioners on May 6, 2026* (together, the “Note Resolution”).

Pursuant to applicable constitutional and statutory authorizations, the County may incur debt by obtaining temporary loans, such as the Notes, in each year to pay expenses in anticipation of current year tax receipts under the following conditions: (a) the aggregate amount of all such temporary loans outstanding at any one time shall not exceed 75% of the total gross income from taxes collected in the last preceding year; (b) such temporary loans shall be payable on or before December 31 of the calendar year in which such loan is made; (c) all temporary loans obtained in any prior year are paid in full; and (d) the County shall not incur in any one calendar year an aggregate of such temporary loans or other contracts, notes, warrants, or obligations for current expenses in excess of the total anticipated revenue for such calendar year.

* Preliminary; subject to change.

A portion of the proceeds of the Notes will be used to pay certain current expenses of the County for calendar year 2026 in anticipation of the receipt of revenues from taxes levied or to be levied for the General Fund of the County.

The Note Resolution authorizing the issuance of the Notes shall contain the following statement in order to establish that the amount of the Notes to be issued is within the limitation imposed by the State Constitution and statutes of the State of Georgia (the “State”) and that the other conditions set forth therein are met:

“The Board of Commissioners hereby finds and determines as follows: (a) the aggregate principal amount of the Notes herein authorized (\$325,000,000*) does not exceed \$626,107,947, being 75% of the total gross income from taxes collected by the County in calendar year 2025 for the General Fund (\$834,810,596); (b) the aggregate principal amount of the Notes, together with other contracts, notes, warrants or obligations of the County for current expenses in calendar year 2026 for the General Fund, does not exceed the total anticipated tax revenues of the County for the General Fund for calendar year 2026; (c) no temporary loan or other contract, note, warrant or other obligation for current expenses incurred in calendar year 2025 or any prior calendar year remains unpaid as of the date hereof; and (d) a need exists for the County to borrow \$325,000,000* to pay current expenses of the County in calendar year 2026 prior to the receipt of sufficient revenues from taxes levied or to be levied for the General Fund for 2026.”

DESCRIPTION OF THE NOTES

The Notes will be dated as of the date of delivery thereof and payment therefor will be payable in lawful money of the United States of America upon presentation at the designated corporate trust office of the paying agent. The Notes will bear interest at the rate per annum indicated on the inside front cover page of this Official Statement. Interest on the Notes (a) will accrue from the initial issue date to, but not including, the maturity date, (b) will be computed on the basis of a 360-day year comprised of twelve 30-day months, and (c) will be payable on December 30, 2026. The Notes are not subject to redemption prior to maturity.

The Notes will initially be issued in fully registered form, in denominations of \$5,000 or any integral multiple of \$5,000 in excess thereof and initially will be registered in the name of Cede & Co., as nominee of The Depository Trust Company (“DTC”). Purchases of beneficial ownership interests in the Notes will be made in book-entry form only, and purchasers will not receive physical delivery of certificates representing the beneficial ownership interests in the Notes so purchased. Payments of principal of and interest on the Notes will be made to Cede & Co., as nominee for DTC as registered owner of the Notes, to be subsequently disbursed to the Beneficial Owners (as defined in Appendix F attached hereto). See “APPENDIX F - DTC AND THE BOOK-ENTRY ONLY SYSTEM” attached hereto.

BOOK-ENTRY ONLY SYSTEM

Purchases of beneficial ownership interests in the Notes will be made in book-entry form only and purchasers will not receive physical delivery of certificates representing the beneficial ownership interests in the Notes so purchased. For a description of DTC and the book-entry only system, see “APPENDIX F - DTC AND THE BOOK-ENTRY ONLY SYSTEM” attached hereto.

SECURITY AND SOURCES OF PAYMENT FOR THE NOTES

The Notes are payable from revenues from taxes levied or to be levied for calendar year 2026 for the General Fund and other funds available to the County for such purpose.

* Preliminary; subject to change.

For the purpose of providing funds for the payment of the principal of and interest on the Notes, the County is required to assess, levy, and collect a direct tax upon all real and personal property subject to taxation within the corporate limits of the County, the net proceeds of which will be in a sufficient amount to produce such sums as are required to pay the principal and interest thereon. Such sums are irrevocably pledged and appropriated to the payment of the principal of and interest, when due, on the Notes.

For information related to the County and its financial condition generally, see “THE COUNTY,” “FISCAL OVERVIEW OF THE COUNTY” and “PROPERTY TAXES” herein, and “APPENDIX A - MONTHLY CASH FLOW SUMMARIES,” “APPENDIX B - AUDITED FINANCIAL STATEMENTS OF FULTON COUNTY FOR FISCAL YEAR ENDED DECEMBER 31, 2024,” and “APPENDIX C - CERTAIN STATISTICAL AND FINANCIAL INFORMATION RELATING TO FULTON COUNTY, GEORGIA” attached hereto.

ENFORCEABILITY OF REMEDIES

The realization of value from the pledge of the taxing power of the County to the payment of the Notes upon any default will depend upon the exercise of various remedies specified by State law and the Note Resolution. These and other remedies may require judicial actions, which are often subject to discretion and delay, and which may be difficult to pursue. The enforceability of rights and remedies with respect to the Notes may be limited by state and federal laws, rulings, and decisions affecting remedies and by bankruptcy, reorganization, insolvency, or other laws affecting creditors' rights or remedies heretofore or hereafter enacted. A court may decide not to order the specific performance of the covenants contained in the Note Resolution.

Notwithstanding the foregoing, O.C.G.A. § 36-80-5 provides that no county created under the State Constitution or the laws of the State shall be authorized to file a petition for relief from payment of its debts as they mature or a petition for composition of its debts under any federal statute providing for such relief or composition or otherwise to take advantage of any federal statute providing for the adjustment of debts of political subdivisions and public agencies and instrumentalities. O.C.G.A. § 36-80-5 also provides that no chief executive, board of commissioners, or other governmental officer, governing body, or organization shall be empowered to cause or authorize the filing by or on behalf of any county created under the State Constitution or laws of the State of any petition for relief from payment of its debts as they mature or a petition for composition of its debts under any federal statute providing for such relief or composition or otherwise to take advantage of any federal statute providing for the adjustment of debts of political subdivisions and public agencies and instrumentalities.

THE COUNTY

General

The County is the central county in the Atlanta Metropolitan Area and the most populous county in the State. As estimated by the U.S. Census Bureau as of July 1, 2025, the estimated population of the County was 1,098,791. Originally created in 1853 by the Georgia General Assembly and enlarged in 1931 by the absorption of two adjacent counties, the County encompasses approximately 529 square miles. The City of Atlanta occupies approximately 25% of the County, and accounts for almost half of the County's population. The fourteen other incorporated cities located in the County are: Alpharetta, Chattahoochee Hills, College Park, East Point, Fairburn, Hapeville, Johns Creek, Milton, Mountain Park, Palmetto, Roswell, Sandy Springs, South Fulton, and Union City. Urban and suburban areas associated with Atlanta, Hapeville, East Point, Sandy Springs, and College Park are located in the central section of the County; suburban areas associated with Alpharetta, Roswell, Johns Creek and Milton are located in the northern section of the County, and agricultural areas remain in the extreme ends of the 75-mile distance from the northern to the southern boundaries.

For additional information regarding the County, see “APPENDIX C - CERTAIN STATISTICAL AND FINANCIAL INFORMATION RELATING TO FULTON COUNTY, GEORGIA” attached hereto.

Government

The County operates under the commission-county manager form of government. The Board of Commissioners is the governing and policy making body of the County. The Board of Commissioners consists of seven members, including the Chairman, that serve staggered four-year terms. The current members of the Board of Commissioners are as follows:

| | <u>District</u> | <u>Current Term Expires</u> |
|--|-----------------|-----------------------------|
| Robert L. Pitts, <i>Chairman</i> | At-large | December 31, 2026 |
| Bridget Thorne, Commissioner | 1 | December 31, 2026 |
| Bob Ellis, Commissioner | 2 | December 31, 2028 |
| Dana Barrett, Commissioner | 3 | December 31, 2026 |
| Vacant*, Commissioner | 4 | December 31, 2028 |
| Marvin S. Arrington, Jr., Commissioner | 5 | December 31, 2026 |
| Khadijah Abdur-Rahman, <i>Vice Chair</i> | 6 | December 31, 2028 |

The Board of Commissioners sets levels of service to be provided by each department when it approves each annual department budget. It levies taxes, adopts a yearly capital improvement program, exercises authority over the County's health and welfare programs, authorizes County bond issues, and promotes new industrial activity through its Development Authority. It also regulates zoning, fire, and police protection service, in the unincorporated areas of the County.

The Board of Commissioners appoints the County Manager as its chief executive officer, who in turn appoints all department heads, except elected officials and some whose appointments are specifically provided for by law. The County Manager's chief function is to carry out County policy as set by the Board of Commissioners. The Finance Department is responsible for the collection, stewardship, and disbursement of County funds. The Finance Department compiles the County budget and the Annual Comprehensive Financial Report, accumulates data to evaluate programs, and analyzes revenue requirements. The County Attorney oversees an extensive litigation practice which includes employment, catastrophic personal injury, wrongful death, governmental contract, taxation, tax sales, tax assessment, environmental, construction, constitutional, and bankruptcy matters and extensive motion and appellate practice. The Office of the County Attorney also oversees a great variety of property and tax matters and provides internal advice, counsel and transactional services to the County department, management, and Board of Commissioners.

The fiscal year of the County is currently the twelve-month period beginning January 1 and ending on December 31 (the "Fiscal Year").

County Executive Management

Richard "Dick" Anderson, Fulton County Manager. Mr. Richard "Dick" Anderson was appointed Fulton County Manager in March 2015 and serves as the top administrator for Georgia's largest county. He leads an organization of approximately 4,400 professionals with a \$1 billion budget serving over 1 million citizens. Mr. Anderson's signature emphasis has been to make Fulton County "First in 3...Impact, Service and Efficiency." This has led to the County being recently named by Georgia Trend as one of four counties to watch in the future. Significant accomplishments have included comprehensive County efforts at COVID-19 testing and vaccinations for all citizens, as well as the approval of a \$580 million transportation infrastructure investment with a first ever Special Purpose Local Option Sales Tax for transportation purposes (TSPLOST), a \$500 million water treatment infrastructure expansion and a \$100 million facilities renovation program. With an emphasis on customer service, Fulton County residents are indicating high levels of customer satisfaction and Fulton County employee compensation is tied to a customer satisfaction metric. As well, significant changes have been made to Behavioral Health, Public Health and Property Tax processes to improve the citizen experience.

Before joining Fulton County, Mr. Anderson held several executive positions in both the private and public sectors. He served most recently as the COO for the Federal Reserve working in Washington, D.C. with Chairman

* Note: The Commissioner seat for District 4 was vacated by Moraima "Mo" Ivory on March 6, 2026. A special election will be held on November 3, 2026 to fill the District 4 Commissioner vacant seat.

Bernanke and the Board of Governors to create a strategic plan for operations post the financial crisis. Previously, he served in Governor Sonny Perdue's administration as Executive Director of Georgia Regional Transportation Authority and led a strategic review of the state's transportation system. Mr. Anderson began his career in telecommunications and retired from BellSouth and AT&T after being Vice Chairman and Group President-Global Business.

Mr. Anderson has long been involved in the Atlanta community serving as the 2007 Metro Atlanta Chamber Chairman and on additional boards such as Children's Healthcare, Marcus Autism Center, Georgia Regional Transportation Authority, Clark Atlanta University and Camp Twin Lakes. He was recently named Citizen of the Year by the Greater North Fulton Chamber of Commerce.

Mr. Anderson graduated with BS and MBA degrees from Murray State University where he serves as an MSU trustee and was recognized by the Governor of Kentucky as Outstanding Alumni from a Kentucky university in 2016.

Pamela Roshell, Ph.D., Chief Operating Officer. Dr. Pamela Roshell serves as Chief Operating Officer for Fulton County Government, where she provides executive leadership and operational oversight across key service areas including Health and Human Services, Economic Development, Public Safety, and Arts and Libraries. In this role, she manages a broad portfolio of countywide initiatives, directs a large and diverse workforce, and stewards a multi-million dollar operating budget that supports critical programs and services for Fulton County residents. She also ensures alignment with essential community partners, including the Fulton County Board of Health and the Department of Family and Children Services.

Since joining Fulton County in 2017, Dr. Roshell has held several senior leadership roles, including Deputy Chief Operating Officer and Director of Senior Services. Her work has focused on advancing innovative strategies to improve service delivery, expand access to care, and strengthen outcomes for vulnerable populations.

Prior to her service in county government, Dr. Roshell was appointed Regional Director for the U.S. Department of Health and Human Services, where she oversaw federal health programs across the Southeast. She also held executive roles at the American Association of Retired Persons (AARP), including serving as State Director for AARP Georgia, where she led advocacy, outreach, and program development for more than one million members.

Dr. Roshell graduated with a bachelor's degree from Columbia College, a Master of Social Work with a concentration in administration from the University of South Carolina, and a Ph.D. in social policy, planning, and administration from Clark Atlanta University.

Sharon Whitmore, Chief Financial Officer. Ms. Sharon Whitmore serves as the County's Chief Financial Officer. Ms. Whitmore leads all internal shared services functions including Diversity and Civil Rights Compliance, Department of Real Estate and Asset Management, Atlanta/Fulton County Emergency Management Agency and Emergency Services (911), Finance, Human Resources, Office of Strategy and Performance Management and Purchasing, and is responsible for internal departmental satisfaction with shared services and efficient operations. Ms. Whitmore has served with Fulton County for 30 years, and has held a number of roles including Interim Director of Finance and Interim County Manager. Prior to serving with Fulton County, Ms. Whitmore served with KPMG.

Ms. Whitmore holds a bachelor's degree in accounting from Kennesaw State University.

Y. Soo Jo, Esq., County Attorney. As the Fulton County Attorney, Ms. Jo serves as general counsel for the largest county in Georgia where she leads an in-house legal department that handles all non-criminal legal matters for the County. The attorneys and legal professionals of the Fulton County Attorney's Office ("FCAO") protect the interests of the County, its departments and officials, residents and taxpayers through a high volume, fast-paced practice in which the FCAO drafts legislation, negotiates and drafts contracts, ensures compliance, provides daily advice and counsel, and litigates novel and complex issues that often set legal precedent.

Immediately prior to becoming the County Attorney, Ms. Jo was an Assistant United States Attorney in the Northern District of Georgia, where she served in the civil defense and civil rights enforcement units. Ms. Jo's public

sector work has included serving as an attorney for the City of Atlanta, Superior Court of Fulton County, Georgia Department of Human Services, and Magistrate Court of Gwinnett County. She has also served as an EEO manager for The Home Depot U.S.A., Inc. Ms. Jo has twenty-five years of broad ranging experience in civil and public sector law, with a particular focus on employment matters.

Ms. Jo is a graduate of Georgetown University where she earned a Bachelor of Science degree in Languages and Linguistics, and holds a Juris Doctor degree from the Georgia State University College of Law.

Ms. Jo's professional affiliations include membership in the State Bar of Georgia, American Bar Association, Georgia Asian Pacific American Bar Association, and the Access to Justice Committee of the State Bar of Georgia (Pro Bono Subcommittee). She has previously been recognized with the State Bar of Georgia Labor and Employment Law Section's inaugural Mentorship Academy award for serving as a mentor (2017), the Georgia Asian Pacific American Bar Association's AAPI Trailblazer Award (2021), the Georgia Asian Times 25 Most Influential Asian Americans in Georgia Award (2022), and the Women Works Media Group's Law and Justice Award (2022).

Cybersecurity

The County, like many other governmental entities, relies on technology to conduct its operations. As such, it may face cybersecurity threats on its computers and other digital systems and networks. In January 2024, the County was the target of a ransomware attack. The County detected such attack within an hour of occurrence, and the County recovered data and systems without paying the requested ransom. In response to the attack and to further its security protocols, the County implemented heightened security and operational control measures, including upgraded firewalls and internal systems. The County actively trains end-users on how to mitigate the risk of a cyber threat and has embedded cybersecurity protocols into its managerial practices, all in an effort to protect itself from these types of threats. To mitigate these risks, the County has liability insurance that covers a broad range of impacts. However, there can be no assurance that these measures will prevent cyber threats and attacks or mitigate their impact on the County or its finances. The result of a cyber-attack could impact operations and digital networks, and the impact and the costs of remediating after an attack could be significant. As was the case with the 2024 attack, a future cyber incident would not be expected to materially impact the ability of the County to financially withstand and recover from such an event.

FISCAL OVERVIEW OF THE COUNTY

In addition to the information regarding the County set forth in "THE COUNTY" herein and "APPENDIX A - MONTHLY CASH FLOW SUMMARIES," "APPENDIX B - AUDITED FINANCIAL STATEMENTS OF FULTON COUNTY FOR FISCAL YEAR ENDED DECEMBER 31, 2024," and "APPENDIX C - CERTAIN STATISTICAL AND FINANCIAL INFORMATION RELATING TO FULTON COUNTY, GEORGIA" attached hereto, the County has provided the following financial information relating to the County. A complete review of this Official Statement, including the cover page, the inside front cover page, and the appendices attached hereto, is essential to the making of an informed investment decision by any potential purchaser of the Notes. In the making of an informed investment decision relating to the Notes, a potential purchaser should not conclude that the presentation of information in the body of this Official Statement, versus the presentation of information in Appendix A, Appendix B, or Appendix C attached hereto, denotes that the information related to the County so provided in the body of this Official Statement is of more relevance or importance than the information set forth in Appendix A, Appendix B, or Appendix C attached hereto.

Statement of Revenues, Expenditures, and Changes in General Fund Balances

The following table presents the County's statement of revenues, expenditures, and changes in General Fund balances for Fiscal Years 2020 through 2024.

Fulton County, Georgia
General Fund Revenues, Expenditures and Changes in General Fund Balances
(Audited; Accrual Basis)
(in thousands)⁽¹⁾

| | <u>2024</u> | <u>2023</u> | <u>2022</u> | <u>2021</u> | <u>2020</u> |
|--|-------------|-------------|-------------|-------------|-------------|
| REVENUES: | | | | | |
| Taxes | \$803,982 | \$708,098 | \$701,220 | \$679,731 | \$672,445 |
| Intergovernmental | 6,866 | 30,102 | 6,773 | 8,451 | 2,090 |
| Charges for Services | 37,583 | 40,988 | 25,342 | 28,698 | 26,189 |
| Courts and law enforcement | 18,480 | 17,002 | 16,943 | 16,594 | 14,646 |
| Use of Money and Property | 16,404 | 15,341 | 8,190 | 3,838 | 6,236 |
| Miscellaneous | 5,711 | 3,059 | 2,485 | 1,449 | 5,278 |
| Total Revenues | \$889,026 | \$814,590 | \$760,953 | \$738,761 | \$726,884 |
| EXPENDITURES: | | | | | |
| <i>Current:</i> | | | | | |
| Administration | \$150,981 | \$123,362 | \$132,013 | \$91,076 | \$104,881 |
| Public Safety | 189,208 | 185,509 | 149,527 | 138,847 | 119,196 |
| Legal | 183,438 | 172,822 | 159,658 | 139,755 | 134,488 |
| Infrastructure and facilities | 41,083 | 36,322 | 32,017 | 27,931 | 28,476 |
| Social Services | 66,532 | 65,929 | 57,758 | 59,700 | 60,943 |
| Health Services | 78,286 | 75,667 | 91,545 | 86,911 | 84,724 |
| Other nonagency | 297,955 | 104,614 | 93,005 | 105,406 | 90,349 |
| <i>Debt Service:</i> | | | | | |
| Principal Retirement | 6,715 | 5,727 | 6,045 | 5,835 | 5,627 |
| Interest | 7,733 | 4,975 | 2,543 | 1,633 | 3,389 |
| Total Expenditures | \$1,021,931 | \$774,927 | \$724,111 | \$657,094 | \$632,073 |
| Excess (Deficiency) of Revenues over (under) expenditures | (\$132,905) | \$39,663 | \$36,842 | \$81,667 | \$94,811 |
| Other financing sources (uses): | | | | | |
| Issuance of subscription obligations | \$186,990 | \$ - | \$ - | \$ - | \$ - |
| Transfers in | - | 5,432 | - | 17 | - |
| Transfers out | (37,616) | (57,442) | (58,711) | (59,516) | (57,175) |
| Total other financing sources (uses) | 149,374 | (52,010) | (58,711) | (59,499) | (57,175) |
| Net change in fund balances | \$16,469 | (\$12,347) | (\$21,869) | \$22,168 | \$37,636 |
| Fund Balance at beginning of year | 224,112 | 236,459 | 258,328 | 236,160 | 198,524 |
| Fund Balance at end of year | \$240,581 | \$224,112 | \$236,459 | \$258,328 | \$236,160 |

⁽¹⁾ Audited financial information for Fiscal Year 2025 is not yet available.

Source: Fulton County, Georgia Finance Department.

For additional information, see “APPENDIX A - MONTHLY CASH FLOW SUMMARIES,” “APPENDIX B - AUDITED FINANCIAL STATEMENTS OF FULTON COUNTY FOR FISCAL YEAR ENDED DECEMBER 31, 2024,” and “APPENDIX C - CERTAIN STATISTICAL AND FINANCIAL INFORMATION RELATING TO FULTON COUNTY, GEORGIA” attached hereto.

Management's Discussion and Analysis (Unaudited)

Preliminary Assessment of General Fund Performance for Fiscal Year 2025; Revenues (Unaudited). General Fund revenues from all taxes increased in Fiscal Year 2025. The increase is largely due to the timing of collections – more specifically, the County received approximately \$10 million in prior year public utility tax collections, and the majority of the current year (2025) public utility tax collections also exceeded 2024 levels by approximately \$10 million. Together, these accounted for an approximately \$21 million increase of cash tax revenues for Fiscal Year 2025 compared to Fiscal Year 2024. The General Fund millage rate of 8.87 has remained in place since 2022, with the 2025 digest yielding slightly more than a 3% net realizable growth rate for the General Fund. Of smaller impact was almost \$2 million higher title ad valorem taxes on car sales. Also of note, the County's apportionment of County-wide 1 cent sales taxes increased in 2025 and, with economic growth, yielded an overall increase of approximately \$6 million from Fiscal Year 2024. In Fiscal Year 2026, 8.75% of the 1 cent local option sales tax known as “LOST” is expected to further increase sales tax revenues, as compared to the 7.15% utilized for Fiscal Year 2025. Intergovernmental revenues, charges for services, and court and law enforcement revenues did not significantly fluctuate. General Fund interest income was \$2 million lower in Fiscal Year 2025 as compared to Fiscal Year 2024, as earnings yields decreased. The County still utilizes the State of Georgia's Investment Fund 1, a pooled investment, as its primary investment vehicle. In Fiscal Year 2025, a one-time transfer of \$11 million in unrestricted interest income previously earned from a federal grant program attributed to the higher miscellaneous income.

Preliminary Assessment of General Fund Performance for Fiscal Year 2025; Expenditures (Unaudited). Expenditures for Fiscal Year 2025 were slightly higher than Fiscal Year 2024, an overall 6.3% increase that was largely driven by inflationary trends, including overall salary increases approaching 7%. In addition, the County continued to invest additional costs for repairs, maintenance and infrastructure related to the jail facility. This facility is being considered for a major effort in coming years for renovations and possibly new construction to accommodate detention services. Fiscal Year 2025 also saw higher contributions of \$10 million for future risk claims, and \$5 million toward capital efforts to County facilities as compared to Fiscal Year 2024. Some other changes of note for Fiscal Year 2025 include a \$5 million increase in medical services provided to detainees at jail facilities; however other categories such as professional services were lower by a similar amount. Software costs experienced a significant increase of \$8 million in Fiscal Year 2025.

Preliminary Assessment of General Fund Performance for Fiscal Year 2025; Fund Balance (Unaudited). The General Fund's balance as of December 31, 2025 continues at historically high levels at \$252,639,000, which continues to maintain a strong fund balance. The County maintains an advantageous position to fund continued service level efforts to external customers and constituents as well as improvements to internal functionality.

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Operating Revenues and Expenses for Periods Ended December 31, 2025 and 2024 (Unaudited; Cash Basis)

The following table presents unaudited, cash activity for the General Fund for the twelve months ended December 31, 2025 as compared to the twelve months ended December 31, 2024. Cash basis reporting differs significantly from accrual basis reporting. Timing of cash collections does not reflect revenues earned over the applicable twelve-month period, nor do cash payments reflect the actual expenses incurred during the same period. Numbers in the table shown below are in thousands.

| | 2025 | 2024 |
|---|-------------------------|-------------------------|
| Revenues: | | |
| Current taxes | \$786,296 | \$742,848 |
| Prior year taxes | 48,514 | 43,815 |
| Intergovernmental | 6,116 | 6,867 |
| Charges for Services | 37,906 | 38,764 |
| Courts and Law enforcement | 19,375 | 18,480 |
| Use of Money and Property | 13,589 | 16,434 |
| Miscellaneous | 21,482 | 11,881 |
| Total Revenues | <u>\$933,278</u> | <u>\$879,089</u> |
| Expenditures: | | |
| Administration | \$158,861 | \$157,917 |
| Public safety | 165,585 | 158,002 |
| Legal | 193,076 | 182,489 |
| Infrastructure and facilities | 45,819 | 40,969 |
| Social Services | 77,769 | 75,717 |
| Health Services | 81,888 | 78,118 |
| Other non-agency | 143,168 | 121,498 |
| Debt Service: | | |
| Principal | 9,133 | 6,715 |
| Interest | 6,376 | 7,732 |
| Total Expenditures | <u>\$881,675</u> | <u>\$829,157</u> |
| Excess (Deficiency) of Revenues over (under) expenditures | \$51,603 | \$49,932 |
| Other Financing Sources (uses) | | |
| Transfers Out | <u>\$(38,622)</u> | <u>\$(37,616)</u> |
| Total other financing sources (uses) | <u>\$(38,622)</u> | <u>\$(37,616)</u> |
| Net change in fund balances | \$12,981 | \$12,316 |
| Fund Balance at beginning of year | <u>\$239,658</u> | <u>\$227,342</u> |
| Fund Balance at end of year | <u><u>\$252,639</u></u> | <u><u>\$239,658</u></u> |

Source: Fulton County, Georgia Finance Department.

General Obligation Bonds

Authorization and Debt Limit. The State Constitution requires approval from a majority of the qualified voters of the County (“Voter Approval”) prior to the issuance of general obligation bonds (the “General Obligation Bonds”). Other than the Outstanding Authorized Library Bonds (as further described below), the County does not currently have any outstanding General Obligation Bonds at this time. Subject to Voter Approval, and as and to the extent issued, any such General Obligation Bonds would be supported by the County's then-applicable bond levy. For additional information related to the County's bond levy, see “APPENDIX C - CERTAIN STATISTICAL AND FINANCIAL INFORMATION RELATING TO FULTON COUNTY, GEORGIA” attached hereto.

Pursuant to the State Constitution, the total General Obligation Bonds issued by the County, shall never exceed 10% of the assessed value of all the taxable property in the County (the “Debt Limit”). As of December 31, 2025, the County's total outstanding General Obligation Bonds was approximately 0.13% of the assessed value of all of the taxable property in the County, which is less than the Debt Limit.

See “APPENDIX C - CERTAIN STATISTICAL AND FINANCIAL INFORMATION RELATING TO FULTON COUNTY, GEORGIA – Fulton County Bonded Indebtedness” attached hereto for more information on the legal debt limit. Certain other indebtedness of the County is property-tax-supported but does not require Voter Approval and is not included in the calculation of the Debt Limit. See “FISCAL OVERVIEW OF THE COUNTY - Property Tax Supported Debt” herein.

Outstanding Authorized Library Bonds. The County previously issued its \$133,210,000 General Obligation Library Bonds, Series 2010B (Taxable-Build America Bonds), and \$104,785,000 General Obligation Library Bonds, Series 2017, of which an aggregate principal amount of \$196,320,000 was outstanding as of December 31, 2025 (collectively, the “Outstanding Authorized Library Bonds”).

For additional information regarding the County's financing activities, such as the use of General Obligation Bonds, and other forms of long-term financing, which in certain cases are property-tax-supported but do not require Voter Approval and are not included in the calculation of the Debt Limit as applicable to the County, see “FISCAL OVERVIEW OF THE COUNTY - Ratio of General Bonded Debt Outstanding” herein, and “APPENDIX A - MONTHLY CASH FLOW SUMMARIES,” “APPENDIX B - AUDITED FINANCIAL STATEMENTS OF FULTON COUNTY FOR FISCAL YEAR ENDED DECEMBER 31, 2024,” and “APPENDIX C - CERTAIN STATISTICAL AND FINANCIAL INFORMATION RELATING TO FULTON COUNTY, GEORGIA” attached hereto.

Proposed Issuance of General Obligation Bonds. The County does not currently expect to issue additional General Obligation Bonds in Fiscal Year 2026. However, the County reserves the absolute right to issue additional General Obligation Bonds, subject to the Debt Limit, at the times and in the manner permissible under applicable law. Currently, the County does not have further authority to issue General Obligation Bonds without Voter Approval. In addition to the foregoing transactions, the County may also pursue other financing or refinancing opportunities that: (a) lower costs of borrowing and/or maximize savings in accordance with long-term planning objectives and/or (b) provide funding for projects approved by the Board of Commissioners.

Property Tax Supported Debt

Outstanding Property Tax Supported Debt. In addition to the Outstanding Authorized Library Bonds, the County has other long-term debt and other obligations, which are property tax supported, including contractual obligations with The Fulton-DeKalb Hospital Authority (the “Hospital Authority”), the Fulton County Urban Redevelopment Agency, Association of County Commissioners of Georgia, and the South Fulton Municipal Regional Jail Authority (collectively, the “Property Tax Supported Debt”). As of December 31, 2024, the County was responsible for \$351,957,078 in Property Tax Supported Debt, including \$311,010,000 in lease obligations related to property and software as a service subscription in accordance with Governmental Accounting standards 84 and 96. Such information is not yet available as of December 31, 2025. For more information on the County's Property Tax Supported Debt, see “APPENDIX C - CERTAIN STATISTICAL AND FINANCIAL INFORMATION RELATING TO FULTON COUNTY, GEORGIA – Fulton County Bonded Indebtedness - Computation of Direct and Overlapping Debt” attached hereto.

On December 17, 2025, the Board of Commissioners of the County committed by resolution to certain contractual obligations with the Hospital Authority, which the Hospital Authority subsequently approved. Pursuant to the contract, the County agreed, among other things, to make payments sufficient to enable the Hospital Authority to pay the principal of, premium (if any), and interest on \$19,000,000 in aggregate principal amount of its Revenue Anticipation Certificates (Free-Standing Emergency Department Project), Series 2026A. Such financial obligation was incurred on January 14, 2026.

Proposed Issuance of Property Tax Supported Debt. On April 15, 2026, the Board of Commissioners of the County adopted a resolution authorizing the County to enter into an intergovernmental agreement, pursuant to which the South Fulton Municipal Regional Jail Authority (the “SFMRJA”) will issue and sell bonds in an aggregate

principal amount not to exceed \$1,363,000,000 for the purpose of financing improvements to the County jail in one or more phases. The County pledged its full faith and credit to meet its contractual obligations to make payments to the SFMRJA in amounts sufficient to enable the SFMRJA to pay, when due, the principal of, redemption premium (if any), and interest on the bonds, when and to the extent issued. Accordingly, the County expects to incur additional property tax supported debt in Fiscal Year 2026, not to exceed approximately 5% of the above referenced authorized amount (the “Budgeted Phase Bonds”), as a result of the expected issuance by the SFMRJA of one or more series of the Budgeted Phase Bonds to fund a portion of the costs of the first phase of capital improvements to the County jail. The County has budgeted sufficient amounts to meet its contractual payment obligations in respect of the Budgeted Phase Bonds, when, as and to the extent such obligations are issued by SFMRJA in Fiscal Year 2026. Notwithstanding the foregoing, the County reserves the right to increase the amount of Budgeted Phase Bonds based on, among other things, prevailing market conditions, subject to customary amendments to its budget in respect of the payment obligations thereon.

On March 18, 2026, the Board of Commissioners of the County adopted a resolution authorizing the County to enter into an intergovernmental agreement, pursuant to which the Hospital Authority will fund, including, but not limited to, through the issuance and sale of bonds, for project costs estimated at approximately \$900,000,000 for the purpose of financing a new inpatient care hospital to be located in the southern region of the County. The County has agreed to fund a portion of such project’s cost in an amount no greater than the lesser of one-third of the total cost of such project or \$300,000,000 (together with applicable financing costs) from legally available funds. The County does not expect to incur additional property tax supported debt in Fiscal Year 2026 to support this project.

The County reserves the right to issue additional Property Tax Supported Debt (in addition to the foregoing), at such times and in the manner permissible under applicable law. In addition to the foregoing transactions, the County may also pursue other financing or refinancing options that: (a) lower costs of borrowing and/or maximize savings in accordance with long-term planning objectives and/or (b) provide funding for projects approved by the Board of Commissioners.

Ratio of General Bonded Debt Outstanding

The following table presents the County's ratio of general obligation debt outstanding, which (a) includes the Outstanding Authorized Library Bonds and (b) excludes Property Tax Supported Debt, for Fiscal Years 2016 through 2025.

Fulton County, Georgia
Ratios of General Obligation Debt Outstanding⁽¹⁾
(in thousands)

| Fiscal Year | General Obligation bonds | Less debt service funds | Net bonded debt | Assessed value for bond purposes | Percentage of actual taxable value | Net bonded debt per capita (not in thousands) |
|--------------------|---------------------------------|--------------------------------|------------------------|---|---|--|
| 2016 | \$143,881 | \$22,729 | \$121,152 | \$55,916,272 | 0.22% | \$118.39 |
| 2017 | 250,294 | 22,575 | 227,719 | 57,938,549 | 0.39 | 218.66 |
| 2018 | 245,227 | 31,542 | 213,685 | 66,900,764 | 0.32 | 203.49 |
| 2019 | 239,939 | 32,939 | 207,000 | 73,828,332 | 0.28 | 194.56 |
| 2020 | 234,408 | 35,116 | 199,292 | 77,019,540 | 0.26 | 184.97 |
| 2021 | 228,618 | 39,327 | 189,291 | 82,490,198 | 0.23 | 177.68 |
| 2022 | 222,544 | 41,671 | 180,873 | 89,950,761 | 0.20 | 168.31 |
| 2023 | 216,174 | 48,075 | 168,099 | 102,360,994 | 0.16 | 155.78 |
| 2024 | 209,490 | 54,262 | 155,228 | 109,049,433 | 0.14 | 142.36 |
| 2025 | 202,471 | 60,796 | 141,675 | 111,393,941 | 0.13 | 128.94 |

(1) Details regarding the County's outstanding debt can be found in the notes to the Audited Financial Statements (as defined herein). See “APPENDIX B - AUDITED FINANCIAL STATEMENTS OF FULTON COUNTY FOR FISCAL YEAR ENDED DECEMBER 31, 2024” attached hereto.

Source: Fulton County Finance Department.

For additional information regarding the County's use of, and limitations pertaining to, General Obligation Bonds, see "APPENDIX A - MONTHLY CASH FLOW SUMMARIES," "APPENDIX B - AUDITED FINANCIAL STATEMENTS OF FULTON COUNTY FOR FISCAL YEAR ENDED DECEMBER 31, 2024," and "APPENDIX C - CERTAIN STATISTICAL AND FINANCIAL INFORMATION RELATING TO FULTON COUNTY, GEORGIA" attached hereto.

Pension and Other Post-Employment Benefits

The County is required to have actuarial valuations produced for its pension and other post-employment benefits ("OPEB") liabilities. Actuarial valuations are "forward-looking" information that reflect the judgment of the fiduciaries of the pension plans and are based upon a variety of assumptions, one or more of which may prove to be inaccurate or may change in the future, and will change with the future experience of the pension plans. See "Forward-Looking Statements" herein. Further, this summary of the County's pension and OPEB information is designed to provide an overview of such matters, and is qualified in its entirety, to the pension plan documents, the pension plan and OPEB actuarial valuations and the Audited Financial Statements. Certain of the data in the following summary has been compiled from preliminary actuarial valuation and other reports, which remain subject to final review and approval by the applicable plan fiduciaries, actuaries and auditors, as the case may be, and therefore remain subject to change.

Other than membership data, the financial information included in the following summary is presented in thousands of dollars unless noted otherwise.

County Pension Plan. The County maintains for eligible employees the Fulton County Employees Retirement System Pension Plan (the "County Pension Plan"), a single-employer defined benefit retirement plan. The County Pension Plan was created effective September 1, 1991, as successor to four separate County-maintained pension plans, for all eligible employees of the County. Prior to the establishment of the County Pension Plan, the employees of the County were participants in one of two predecessor plans, the General Employees' Pension Plan or the Employees' Pension Plan. Employees who did not elect to participate in the County Pension Plan will continue to be eligible for the same benefits of the prior plan in which they participated; however, participation was made a condition of employment for new employees as of September 1, 1991.

The County Pension Plan is administered by an eleven-member board of trustees which includes two members of the Board of Commissioners or their designees, the County Manager or his designee, the Chief Financial Officer, a representative citizen of the County, the Chairman of the Board of Commissioners or another commissioner designated by the Chairman, four retirees of the County, of which one was a Peace Officer, and one plan participant position, either active or retired.

On June 16, 1999, the County adopted a 401(a) defined contribution plan (the "Defined Contribution Plan") and closed the Employee Retirement System Plan to new participants. All active participants in the Fulton County Employees' Retirement System have the annual option to remain in their current plan or elect to participate in the new defined contribution plan. Employees hired on or after July 1, 1999, participate in the Fulton County Defined Contribution Plan.

The funding method and determination of benefits payable are provided in or authorized by various acts of the Georgia Legislature and statutes enacted by the County under home rule powers granted by the State. The County Pension Plan generally provides that funds to provide retirement benefits are to be accumulated from employee and County contributions and income from the investment of accumulated funds. Should the accumulated funds be insufficient to meet and pay the benefits when due, the County shall be required to make up any deficiency.

The County Pension Plan provides monthly retirement benefits that are calculated by adding 2.25% of the participants' monthly earnings (the average of the highest three 12-month period of employment) for each of the first five years of creditable service and then 2.5% for each creditable service year worked thereafter. The County Pension

Plan awards cost-of-living increases annually, up to a 3% maximum. Benefits also may be payable at termination, death, or disability.

The County's contribution is the actuarially determined amount necessary to fund benefits, less employee contributions. The actuarially determined contribution amount is the sum of the annual normal cost and the amortization of the unfunded actuarial accrued liability over the years remaining in the allowable funding period. The actuarial cost method used for funding purposes is the entry age normal cost method. This is one of the approved methods for such plans in the State and provides for contributions based on a level percentage of future payroll. The unfunded actuarial accrued liability is amortized on a closed basis over a period established by State guidelines.

The required contribution percentages developed in the most recent actuarial valuations for the County Pension Plan, and the actual contributions made for 2025 are as follows (in thousands of dollars):

| | <u>2025</u> |
|--|-------------|
| Total required employer contributions: | |
| Dollar amount | \$ 64,772 |
| Percent of covered payroll | 1348.85% |
| Actual employer contributions: | |
| Dollar amount | \$ 67,029 |
| Percent of covered payroll | 1395.86% |

Employee contribution rates are established in accordance with pension law. During 2025, actual countywide employee contributions were \$340 which represented 7.08% of covered payroll. Employee contributions exceeded those set forth in pension law due to back-due contributions required of employees covered by certain of the County's prior separate plans, who under older pension laws, have the ability to increase retirement benefits by making back-due contributions.

Membership. Current membership in the County Pension Plan and current year payrolls for 2025 are as follows:

| | |
|---|-----------------|
| Members: | |
| Retired and receiving benefits | 2,888 |
| Terminated with vested benefits | 15 |
| Active employees: | |
| Vested | <u>51</u> |
| Total members | <u>2,954</u> |
| Total current year payroll for employees covered by the Plan (in thousands) | \$ <u>4,802</u> |

Accumulated plan benefits are those future periodic payments, including lump-sum distributions that are attributable under the County Pension Plan's provisions to the service employees have rendered. Accumulated plan benefits include benefits expected to be paid to (a) retired or terminated employees or their beneficiaries, (b) beneficiaries of employees who have died, and (c) present employees or their beneficiaries. Benefits under the County Pension Plan are based on employee compensation. The accumulated plan benefits for active employees are based on their average compensation and credited service ending on the date as of which the benefit information is presented (the valuation date). Benefits payable under all circumstances - retirement, death, disability, and termination of employment - are included, to the extent they are deemed attributable to employee service rendered to the valuation date.

The actuarial present value of accumulated plan benefits is that amount that results from applying actuarial assumptions to adjust the accumulated plan benefits to reflect the time value of money (through discounts for interest) and the probability of payment (by means of decrements such as for death, disability, withdrawal, or retirement) between the valuation date and the expected date of payment. An actuarial valuation of the County Pension Plan is performed annually each January 1, and an update is performed to determine the Actuarial Value of Assets and Actuarial Accrued Liability.

Effective as of the January 1, 2026, valuation, the Fulton County Employees Retirement System Board approved a lower assumed rate of return from 6.60% to 6.50%. These changes affected the actuarial liability by \$16.5 million as of the date of this valuation.

The Fulton County Employees' Retirement System's total and net pension liability for the years ended December 31, 2025 and 2024 are as follows:

| Fiscal Year Ended | Total Pension Liability | Fiduciary Net Position | Net Pension Liability | Fiduciary Net Position as a Percentage of Total Pension Liability |
|--------------------------|--------------------------------|-------------------------------|------------------------------|--|
| December 31, 2025 | \$1,884,216 | \$1,638,094 | \$246,122 | 86.94% |
| December 31, 2024 | \$1,897,479 | \$1,523,324 | \$374,155 | 80.28% |

Sensitivity of the Net Pension Liability to Changes in the Discount Rate. The following presents the net pension liability of the County, calculated using the discount rate of 6.50%, and the Fulton County Employees' Retirement System's net pension liability would be if it were calculated using a discount rate this is one-percentage-point lower (5.50%) or one-percentage-point higher (7.50 %) than the current rate.

| | 1% Decrease (5.50%) | Current Discount (6.50%) | 1% Increase (7.50%) |
|--------------------------------|--------------------------------|-------------------------------------|--------------------------------|
| System's net pension liability | \$426,958 | \$246,122 | \$91,721 |

The projection of cash flows used to determine the discount rate assumed plan member contributions will be made at the current contribution rates (as a percentage of pay) and the County contributions will be made equal to the actuarial determined contribution. Based on these assumptions, the County Pension Plan's fiduciary net position was projected to be available to make all projected benefit payments of current members of the County Pension Plan. Therefore, the long-term expected rate of return on the pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Changes in Total and Net Pension Liability, and Plan Fiduciary Net Position are shown below:

| | Total Pension Liability | Plan Fiduciary Net Position | Net Pension Liability |
|---|--------------------------------|------------------------------------|------------------------------|
| Balances at December 31, 2024 | \$ 1,897,479 | 1,523,324 | 374,155 |
| Changes for the year: | | | |
| Service cost | 1,087 | - | 1,087 |
| Interest | 120,131 | - | 120,131 |
| Benefit changes | - | - | - |
| Difference between expected and actual experience | 5,771 | - | 5,771 |
| Change of assumptions | 16,539 | - | 16,539 |
| Contributions - employer | - | 67,029 | (67,029) |
| Contributions - employee | - | 340 | (340) |
| Net investment income | - | 204,926 | (204,926) |
| Benefit payments, including refunds of employee contributions | (156,791) | (156,791) | - |
| Administrative expense | - | (734) | 734 |
| Net changes | \$ (13,263) | 114,770 | (128,033) |
| Balances at December 31, 2025 | \$ 1,884,216 | 1,638,094 | 246,122 |

Methods and assumptions used in the calculations of actuarially determined contributions. The following actuarial methods and assumptions were used to determine the most recent contribution rate reported:

| | |
|-------------------------------------|--|
| Valuation Date | January 1, 2026. |
| Actuarial cost method | Entry Age Normal. |
| Amortization method | Level Dollar, closed period. |
| Remaining amortization period | 8-year average remaining, depending on which bases. |
| Asset valuation method | Market value of assets less unrecognized returns in each of the last five years. Unrecognized return is equal to the difference between the actual market return and the expected return on the actuarial value, and is recognized over a five-year period, further adjusted, if necessary, to be within 20% of the market value. |
| Investment rate of return | 6.50% (1/1/2026 valuation). The net investment return assumption is a long-term estimate derived from historical data, current and recent market expectations, and professional judgment. As part of the analysis, a building block approach was used that reflects inflation expectations and anticipated risk premiums for each of the portfolio's asset classes, as well as the Fulton County Employees' Retirement System's target asset allocation. |
| Inflation rate | 2.5%. |
| Projected salary increases | 3.0%-6.0% depending on age, and if Public Safety employee. |
| Mortality Rates-Pre-Retirement | Pri-2012 Employee Blue Collar Amount-weighted Mortality Tables, sex-distinct, projected generationally with Scale MP-2020 from 2012. |
| Mortality Rates-Healthy Annuitants | Pri-2012 Healthy Retiree Blue Collar Amount-weighted Mortality Tables times 105% for Males, (no adjustment for Females) projected generationally with Scale MP-2020 from 2012. |
| Mortality Rates-Disabled Annuitants | Pri-2012 Disabled Retiree Amount-weighted Mortality Tables, sex-distinct, projected generationally with Scale MP-2020 from 2012. |

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The following presents target allocations and long term expected rates of return for the Plan. The long-term expected rate of return on pension plan investments was determined using a building block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These rates are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of geometric real rates of return for each major asset class included in the pension plan's target asset allocation as of December 31, 2025 as shown below.

| <u>Asset Class</u> | <u>Target Allocation</u> | <u>Long-Term Expected Real Rate of Return⁽¹⁾</u> |
|------------------------------------|--------------------------|---|
| U.S. Large Cap Equity | 31.50% | 6.80% |
| U.S. Small/Mid Cap Equity | 14.00% | 6.90% |
| International Large Cap Equity | 12.50% | 6.60% |
| Emerging Market Equity | 5.00% | 8.20% |
| International Small Cap Equity | 5.00% | 7.50% |
| Bank Loans | 5.00% | 6.60% |
| Domestic Fixed Income | 20.00% | 5.20% |
| Asset Allocation (60/40 EQ/FI Tft) | 7.00% | 6.30% |
| | <u>100.00%</u> | |

⁽¹⁾ Expected real rate of return is net of inflation.

Pension Expense and Deferred Outflows of Resources Related to Pensions. The following table provides a summary of the deferred inflows and outflows related to pensions as of December 31, 2025 (the measurement date).

| | <u>Deferred Outflows of Resources</u> | <u>Deferred Inflows of Resources</u> |
|--|---------------------------------------|--------------------------------------|
| Net difference between projected and actual earnings on plan investments | - | \$106,628 |
| Total | - | \$106,628 |

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Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

| Year ended December 31: | Deferred Outflows of Resources (a) | Deferred Inflows of Resources (b) | Amount recognized in Pension Expenses as an Increase or (Decrease) to Pension Expense (a)-(b) |
|----------------------------|--|---|--|
| 2026 | \$ - | \$ 11,830 | \$ (11,830) |
| 2027 | - | (61,872) | 61,872 |
| 2028 | - | (35,114) | 35,114 |
| 2029 | - | (21,472) | 21,472 |
| Thereafter | - | - | - |
| Total | - | (106,628) | 106,628 |

Note: In accordance with Paragraph 71 of GASB Statement 68, the difference between projected and actual earnings on investments is recognized over a closed five-year period. Assumption changes and the difference between expected and actual total pension liability experience are each recognized over a closed period equal to the average of the expected remaining service lives of all employees that are provided with pensions through the pension plan (active employees and inactive employees), determined as of the beginning of the measurement period. For 2025, the period is one year, and therefore those changes are recognized immediately.

Fulton County Employees' Retirement System Supplemental Plan.

On January 1, 2000, the Fulton County Employees' Retirement System Supplemental Plan (the "County Supplemental Plan") was created to pay benefits in excess of the limitations required for compliance with federal tax laws. The accrued liability estimate for the County Supplemental Plan is approximately \$1.4 million as of the January 1, 2025 biannual actuarial valuation date. Plan assets total \$1 million, and the unfunded balance is \$0.3 million which is being amortized on a two-year level dollar method. Participant information, actuarial funding methods, and other assumptions are the same as the Fulton County Employees' Retirement System. This liability does not appear on the actuarial information presented for the County Supplemental Plan.

Complete financial statements for the Plan can be obtained at the following address:

Fulton County
Suite 7001, 141 Pryor Street, N.W.
Atlanta, Georgia 30303

Defined Contribution Plan. The Fulton County Defined Contribution Pension Plan (the "Defined Contribution Plan") was established in June 1999 to provide retirement benefits for new employees, appointees and other County officials, as the defined benefit plan was closed. Empower Retirement, who acquired Mass Mutual, serves as an independent administrator of the Defined Contribution Plan. On December 31, 2025, the Defined Contribution Plan had 6,388 total participants of which 4,334 actively employed participants contributed 6% of their pensionable earnings, approximately \$19,644 during Fiscal Year 2025. The County also contributed \$26,256, which was 8% of their pensionable earnings throughout the year. The County also contributed an additional \$2,081 in matched funds into the Defined Contribution Plan for those Participants electing to participate in the Deferred Compensation Plan (as defined herein). Participants fully vest the matched contributions over a five-year period.

Deferred Compensation Plan. The County has adopted a deferred compensation plan (the "Deferred Compensation Plan") in accordance with the 2001 revisions of Section 457 of the Internal Revenue Code. The Deferred Compensation Plan, available to all County employees, allows an employee to voluntarily defer a certain percentage of gross compensation, not to exceed \$23,500 for those less than 50 years of age, and an additional \$7,500 for all others above 50 years of age in 2025. The Deferred Compensation Plan assets are held in custodial accounts for the exclusive benefit of the Deferred Compensation Plan participants and their beneficiaries and, therefore, the Deferred Compensation Plan assets and liabilities are not recorded on the County's financial statements. Empower Retirement, who acquired Mass Mutual, serves as an independent administrator of the Deferred Compensation Plan.

Hospital Authority Pension Plan. The Hospital Authority has a single-employer trustee noncontributory defined benefit pension plan, known as The Fulton-DeKalb Hospital Authority Employees Retirement Plan (the "Hospital Authority Plan"). Effective May 19, 2008, the Hospital Authority Plan was frozen. All employees participating in the Hospital Authority Plan prior to May 19, 2008, remain participants and are eligible for pension benefits in accordance with the Hospital Authority Plan's design and rules. Participating employees who completed three years of full-time continuous services as of December 31, 2007, were considered fully vested as of May 19, 2008. Although frozen, the Hospital Authority expects to continue the Plan indefinitely; however, it has the right under the Hospital Authority Plan to terminate the Hospital Authority Plan. In the event of termination of the Hospital Authority Plan, amounts shall be set aside for payment to participants or their beneficiaries in the following orders: (a) an amount for active and retired Participants, vested terminated Participants or their beneficiaries; (b) an amount for each Participant qualified for early retirement under the provisions of the Hospital Authority Plan; and (c) for all remaining Participants. Detailed information about the pension plan's fiduciary net position is available in a separate publicly available financial report which may be obtained by writing to Grady Health System, Administrative Offices, Chief Financial Officer, 80 Jesse Hill Jr. Drive, S.E. Atlanta, Georgia 30303. The Grady Memorial Hospital Corporation ("GMHC"), which is a component unit of the Hospital Authority, sponsors a defined contribution saving plan, which covers substantially all of its employees. Total matching contributions made and accrued under the savings plan totaled approximately \$15.7 million for the year ended December 31, 2024. Beginning January 1, 2009, the deferred retirement savings program changed from the previous 403(b) plan sponsored by the Hospital Authority to a 401(k) Plan sponsored by GMHC. GMHC matches employee contributions dollar for dollar up to 4% of eligible employees' base compensation after completion of one year of eligible service. Employees are immediately fully vested in matching contributions.

Other Post-Employment Benefits. The County, through the Board of Commissioners' action, provides single employer health care and life insurance benefits for retired employees through an independent third-party administrator, in which all of the County's employees may become eligible for these benefits if they reach normal retirement age while working for the County. The County contributes 75-90% of the premium cost for health care coverage, based upon the plan chosen by the participant and what required employee match existed at separation date. The County also contributes 100% of the premium cost for \$10 of life insurance coverage for those employees retiring after December 1, 1988. The County pays 75% of the life insurance premiums for those persons who retired prior to December 1, 1988. The total cost to provide retiree health care and life insurance benefits, in the Health Insurance Stabilization fund, an internal service fund, is recognized as paid; such costs approximated \$51,153 in 2024, \$39,688 in 2023 and \$44,597 in 2022. The County contributions to this liability is funded by the above Health Insurance Stabilization fund, which in turn is funded by premiums charged to primarily the County's General Fund as well as other funds consisting of payroll costs.

In accordance with GASB Statement No. 74 and 75, *Accounting and Financial Reporting by Employers for Postemployment Benefit Plans Other Than Pension Plans*, as well as GASB, the County's annual other postemployment benefit ("OPEB") cost is calculated based on the actuarially determined employer contribution of the employer ("ADEC") which is required to be actuarially determined biannually.

The Actuarially Determined Employer Contribution and Total OPEB Obligation amounts were determined under the Entry age normal, level percentage of pay method. As of the December 31, 2024 valuation date, (the latest available) the number of retirees with current health care coverage was 3,214. Approximately 4,109 active employees are covered in this plan.

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of future events. Examples include assumptions of future employment, mortality, and health care cost trends. Amounts determined regarding annual required contributions are subject to revision as results are compared with past expectations and new estimates are made about future trends. Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the County and plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the County and plan member to that point. There are no legal or contractual funding limitations that would potentially affect the projection of benefits for financial accounting purposes. The actuarial methods and assumptions used include techniques designed to reduce short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

The County made no contribution to the irrevocable trust fund in 2024, but has \$10,473 dedicated to pay for future OPEB claims against the Total OPEB Liability of \$1,344,272 as of December 31, 2024.

Summary of Key Valuation Result: Total OPEB Liability (TOL) represents the value of all future benefit payments for current retirees and active employees taking into account assumptions about demographics, turnover, mortality, disability, retirement, health care trends, and other actuarial assumptions.

| | <u>12/31/2024</u> | <u>12/31/2023</u> |
|-----------------------------------|-------------------|-------------------|
| Net OPEB Liability | \$1,333,799 | \$1,330,643 |
| Annual OPEB expense | 143,990 | 102,368 |
| Service cost of beginning of year | 91,380 | 145,004 |
| Total Covered Payroll | 301,039 | 283,969 |

OPEB Plan Provisions and Eligibility. Eligibility for medical, vision, dental and life insurance benefits depends, in part, upon the retirement plan in which an employee participates. The conditions below are separated based on the retirement plan participation.

Defined Benefit Pension plan participants: Retirees from active service are eligible to receive above benefits provided they satisfy one of the following:

- (1) Qualify for unreduced retirement when leave employment:
 - *After age 65 with 10 years of service.
 - *After age 60 with at least 15 years of service.
 - *After 10 years of service upon which the sum of age and years of service Equal or exceed 79.
- (2) Leave employment due to disability in line of duty for peace officers.
- (3) Leave employment due to disability after 10 years of service.
- (4) Leave employment after 15 years of service.
- (5) Leave employment due to reduction in workforce after age 55 with 10 years of service.

Defined Contribution Pension plan participants who transferred from the above defined benefit plan prior to 2002 are eligible to receive above benefits provided they satisfy one of the following:

- (1) Leave employment after 15 years of service.
- (2) Leave employment due to reduction in workforce after age 55 with 10 years of service.
- (3) Leave employment as a peace officer after age 55 with 25 years of service.

Defined Contribution Pension plan participants who never participated in the above defined benefit plan are eligible to receive above benefits provided they satisfy one of the following:

- (1) Qualify for unreduced retirement when leave employment:
 - *After age 65 with 10 years of service.
 - *After age 60 with at least 15 years of service.
 - *After 10 years of service upon which the sum of age and years of service Equal or exceed 80.
- (2) Leave employment due to disability in line of duty for peace officers.
- (3) Leave employment due to disability after 10 years of service.

Excluded from eligibility for above benefits are:

- (1) Contract employees.
- (2) Seasonal employees.
- (3) Temporary employees.
- (4) Employees working for Family & Children Services.
- (5) Employees working for Adult Probation.
- (6) Employees working for Fulton County Housing Authority

Sensitivity of the Net OPEB Liability to Changes in the discount rate and healthcare cost trend rates. The following presents the net OPEB liability of the County as of December 31, 2024, calculated using the discount rate of 4.08%, and the Fulton County Employees' Retirement System's net OPEB liability would be if it were calculated using a discount rate 1% lower (3.08%) or 1% higher (5.08%) than the current rate. Also shown are the net OPEB liabilities if the rates of healthcare trends rates were 1% lower and 1% higher than the current healthcare trend rates used for the December 31, 2024 study, the latest available.

| | Discount Rates | | |
|--------------------|--------------------------------|----------------------------|--------------------------------|
| | 1% Decrease (3.08%) | Current (4.08%) | 1% Increase (5.08%) |
| Net OPEB Liability | \$1,548,457 | \$1,333,799 | \$1,161,290 |

| | Healthcare Trend Rates | | |
|--------------------|-------------------------------|----------------|--------------------|
| | 1% Decrease | Current | 1% Increase |
| Net OPEB Liability | \$1,150,736 | \$1,333,799 | \$1,564,938 |

The projection of cash flows used to determine the discount rate assumed plan member contributions will be made at the current contribution rates (as a percentage of pay) and the County contributions will be made equal to the actuarial determined contribution. Based on these assumptions, the OPEB plan's fiduciary net position was projected to be available to make all projected benefit payments of current plan members. Therefore, the long-term expected rate of return on the OPEB plan investments was applied to all periods of projected benefit payments to determine the Total OPEB liability.

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OPEB Expense and Deferred Outflows of Resources Related to OPEB. The County last required study for the year ended December 31, 2024 recognized total OPEB expense of \$143,990 for the year ended December 31, 2024, all within the governmental activities. Included in OPEB expense are recognized amounts related to the deferred outflows and inflows of resources for OPEB. These deferred outflows updated as of December 31, 2024 consist of \$23,922 comprised of the difference between expected and actual experience, and \$186,917 for the changes in assumptions or other inputs, then offset by deferred inflows comprised of the difference between expected and actual experience of \$284,812, change of assumptions or other inputs of \$177,684, and the net difference between projected and actual earnings of \$135. The combined deferred outflows and inflows of \$251,792 are being recognized each year as shown below until fully recognized, approximately six years.

| | Deferred Outflows of Resources | Deferred Inflows of Resources |
|--|---|--|
| Differences between expected and actual experience | \$ 23,922 | \$ 284,812 |
| Change of assumptions or other inputs | 186,917 | 177,684 |
| Net difference between projected and actual earnings on plan investments | - | \$135 |
| Total | \$ 210,839 | \$ 462,631 |

| Year ended December 31: | Deferred Outflows of Resources (a) | Deferred Inflows of Resources (b) | Amount recognized in OPEB Expenses as an Increase or (Decrease) to OPEB Expense (a)-(b) |
|------------------------------------|---|--|--|
| 2025 | \$125,462 | \$124,286 | \$1,176 |
| 2026 | 17,097 | 124,286 | (107,189) |
| 2027 | 17,097 | 124,685 | (107,588) |
| 2028 | 17,097 | 29,946 | (12,849) |
| 2029 | 17,097 | 29,714 | (12,617) |
| Thereafter | 16,989 | 29,714 | (12,725) |
| Total | \$210,839 | \$462,631 | \$(251,792) |

(based on data from December 31, 2024 OPEB actuarial evaluation, the most recent available)

Changes in Total and Net OPEB Liability, and Plan Fiduciary Net Position are shown below:

| | Total OPEB Liability | Plan Fiduciary Net Position | Net OPEB Liability |
|---|---------------------------------|--|-------------------------------|
| Balances at December 31, 2023 | \$1,339,358 | \$8,715 | \$1,330,643 |
| Changes for the year: | | | |
| Service cost | 91,380 | - | 91,380 |
| Interest | 52,350 | - | 52,350 |
| Difference between expected and actual experience | (207,993) | - | (207,993) |
| Change of assumptions | 116,561 | - | 116,561 |
| Contributions - employer | - | - | - |
| Contributions - employee | - | - | - |
| Net investment income | - | 1,758 | (1,758) |
| Benefit payments | (47,384) | - | (47,384) |
| Administrative expense | - | - | - |
| Net changes | \$4,914 | \$1,758 | \$3,156 |
| Balances at December 31, 2024 | \$1,344,272 | \$10,473 | \$1,333,799 |

The Plan Fiduciary Net Position of \$10,473 above is 0.78% of the Total OPEB Liability as of December 31, 2024.

The County's annual OPEB cost charged was \$143,990 and Net OPEB Liability and changes in the Net OPEB Liability for the year ended December 31, 2024 are presented below:

| Change in Net OPEB Liability | 2024 |
|---|---------------------|
| Service Cost | \$ 91,380 |
| Interest expense | 52,350 |
| Difference between expected and actual experience | |
| Change in assumption | (91,432) |
| Benefit payments | (47,384) |
| Investment Income- OPEB trust fund | (1,758) |
| Change in net OPEB liability | <u>3,156</u> |
| Net OPEB liability - January 1 | <u>1,330,643</u> |
| Net OPEB liability - December 31 | <u>\$ 1,333,799</u> |

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Methods and assumptions used in the calculations of actuarially determined contributions for the Total OPEB liability. The following actuarial methods and assumptions were used to determine the most recent contribution rate reported:

| | |
|--|---|
| Valuation Date | December 31, 2024, the latest available. |
| Actuarial cost method | Entry Age Normal. |
| Actuarial Value of Assets | Market Value |
| Termination Rates before retirement due to disability or withdrawals | Rates used - Age 40-60 used 0%. |
| Inflation | 2.00% |
| Investment rate of return | 6.80% |
| Discount Rate | 4.08% |
| Healthcare cost trend rate | 7.50% for Anthem medical and Kaiser pre 65 plans, 10% for Anthem prescription and 5% for Medicare Advantage plan in 2024 reduced by .50% annually to 4.5%. 3% for vision. Administrative expense estimated at 3%. |
| Projected salary increases | 3.00% |
| Mortality Rates-Active employees | Pri-2012 Employee Blue Collar Amount-weighted Mortality Table with approximate adjustment to reflect recent experience. |
| Mortality Rates-Healthy Retirees | Pri-2012 Healthy Retiree Blue Collar Amount-weighted Mortality Tables times 105% for Males (No adjustment for Females), with approximate adjustment to reflect generational improvements under Scale MP-2016. |
| Mortality Rates-Disabled Participants | Pri-2012 Disabled Retiree Amount-weighted Mortality Table with approximate adjustment to reflect generational improvements under Scale MP-2016. |
| Retirement | Non-Public Safety- 20% at first eligibility plus 20-25 years, 30% plus 20-25 years, then 100%; Public Safety- 50% at first eligibility plus 10 years, 20% plus 10-15 years, 50% 15-20 years, then 100%. |
| Participation | 90% for retiree medical and vision; 100% for life insurance. |
| Administrative expenses | \$132/year per covered individual, assumed to increase at 3% per year. |

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Required Supplementary Information (in thousands) - Schedule of Contributions from the Employer and Other Contributing Entities.

**Schedule of Contributions from the Employer and Other Contributing Entities
Contributions in Relation to
The Actuarially Determined Employer Contribution**

| Year Ended (December 31) | Actuarially Determined Employer Contribution | County Employer Contribution | DFACS Employer Contribution | Total Employer Contribution | Contribution Deficiency (Excess) | Covered Payroll | Contribution as a % of Covered Payroll |
|-------------------------------------|---|---|--|--|---|----------------------------|---|
| 2016 | \$50,493 | \$45,953 | \$24 | \$45,977 | \$4,516 | \$23,391 | 196.56% |
| 2017 | 52,988 | 57,213 | 15 | 57,228 | (4,240) | 20,374 | 280.89 |
| 2018 | 59,746 | 59,199 | 4 | 59,203 | 543 | 14,845 | 398.81 |
| 2019 | 64,773 | 64,777 | - | 64,777 | (4) | 12,956 | 499.98 |
| 2020 | 66,233 | 68,578 | - | 68,578 | (2,345) | 9,865 | 695.16 |
| 2021 | 62,358 | 71,686 | - | 71,686 | (9,328) | 8,034 | 892.28 |
| 2022 | 56,325 | 64,968 | - | 64,968 | (8,643) | 7,177 | 905.26 |
| 2023 | 61,500 | 65,725 | - | 65,725 | (4,225) | 6,315 | 1040.84 |
| 2024 | 62,340 | 61,952 | - | 61,952 | 388 | 5,887 | 1052.36 |
| 2025 | 64,772 | 67,029 | - | 67,029 | (2,257) | 4,802 | 1395.86 |

Required Supplementary Information (in thousands) - Schedule of Employer's Net Pension Liability.

Schedule of Employer's Net Pension Liability

| Year Ended (December 31) | Total Pension Liability | Plan Fiduciary Net Position | Net Pension Liability | Plan Fiduciary Net Position as a Percentage of the Total Pension Liability | Covered Payroll | Net Pension Liability as a Percentage of Covered Payroll |
|-------------------------------------|--|--|--------------------------------------|---|----------------------------|---|
| 2016 | \$1,706,579 | \$1,211,837 | \$494,742 | 71.01% | \$23,391 | 2,115.10% |
| 2017 | 1,833,170 | 1,382,953 | 450,217 | 75.44 | 20,374 | 2,209.76 |
| 2018 | 1,852,863 | 1,223,532 | 629,331 | 66.03 | 14,845 | 4,239.35 |
| 2019 | 1,865,254 | 1,423,026 | 442,228 | 76.29 | 12,956 | 3,413.31 |
| 2020 | 1,881,914 | 1,548,336 | 333,578 | 82.27 | 9,865 | 3,381.43 |
| 2021 | 1,893,046 | 1,664,070 | 228,976 | 87.90 | 8,034 | 2,850.09 |
| 2022 | 1,900,620 | 1,321,228 | 579,392 | 69.52 | 7,177 | 8,073.17 |
| 2023 | 1,900,928 | 1,453,658 | 447,270 | 76.47 | 6,315 | 7,083.09 |
| 2024 | 1,897,479 | 1,523,324 | 374,155 | 80.28 | 5,887 | 6,355.65 |
| 2025 | 1,884,216 | 1,638,094 | 246,122 | 86.94 | 4,802 | 5,125.41 |

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Required Supplementary Information (in thousands) - Schedule of Pension Investment Returns.

Schedule of Pension Investment Returns

| Year Ended (December 31) | Annual money-weighted rate of return, net of investment expense |
|-------------------------------------|--|
| 2016 | 6.40% |
| 2017 | 20.91% |
| 2018 | (6.00)% |
| 2019 | 23.36% |
| 2020 | 14.56% |
| 2021 | 12.87% |
| 2022 | (15.83)% |
| 2023 | 17.28% |
| 2024 | 11.55% |
| 2025 | 13.86% |

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Required Supplementary Information (in thousands) - Schedule of Changes in Net Pension Liability Last Ten Fiscal Years.

**Schedule of Changes in Net Position Liability Last Ten Fiscal Years
(in thousands)**

| | 2025 | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 |
|--|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Total Pension Liability | | | | | | | | | | |
| Service cost | \$ 1,087 | 1,185 | 1,302 | 1,499 | 1,895 | 2,434 | 2,700 | 3,768 | 2,348 | 3,283 |
| Interest | 120,131 | 122,269 | 124,111 | 125,520 | 126,615 | 128,358 | 129,377 | 129,929 | 123,205 | 122,576 |
| Change of benefit terms | - | - | - | - | - | - | - | - | - | - |
| Differences between expected and actual experience | 5,771 | 10,601 | 11,312 | 8,989 | 15,210 | 4,636 | 4,854 | 6,717 | 20,982 | 16,293 |
| Change of assumptions | 16,539 | 16,909 | 17,118 | 22,388 | 17,469 | 26,158 | 17,554 | 17,675 | 112,435 | 15,734 |
| Benefit payments, including refunds | (156,791) | (154,413) | (153,535) | (150,822) | (150,057) | (144,926) | (142,094) | (138,396) | (132,378) | (128,309) |
| Net change in total pension liability | (13,263) | (3,449) | 308 | 7,574 | 11,132 | 16,660 | 12,391 | 19,693 | 126,592 | 29,577 |
| Total pension liability - beginning | \$ 1,897,479 | 1,900,928 | 1,900,620 | 1,893,046 | 1,881,914 | 1,865,254 | 1,852,863 | 1,833,170 | 1,706,578 | 1,677,001 |
| Total pension liability - ending (a) | \$ 1,884,216 | 1,897,479 | 1,900,928 | 1,900,620 | 1,893,046 | 1,881,914 | 1,865,254 | 1,852,863 | 1,833,170 | 1,706,578 |
| Plan fiduciary net position | | | | | | | | | | |
| Contributions-employer | \$ 67,029 | 61,952 | 65,725 | 64,968 | 71,686 | 68,578 | 64,777 | 59,203 | 57,228 | 45,977 |
| Contributions-employee | 340 | 425 | 427 | 394 | 600 | 778 | 859 | 1,110 | 1,358 | 1,633 |
| Net investment income | 204,926 | 162,493 | 220,634 | (256,661) | 194,154 | 201,615 | 276,707 | (80,562) | 245,564 | 75,369 |
| Benefit payments, including refunds | (156,791) | (154,413) | (153,535) | (150,822) | (150,057) | (144,926) | (142,094) | (138,396) | (132,378) | (128,309) |
| Administrative expense | (734) | (791) | (821) | (721) | (649) | (735) | (755) | (776) | (656) | (788) |
| Net change in plan fiduciary net | \$ 114,770 | 69,666 | 132,430 | (342,842) | 115,734 | 125,310 | 199,494 | (159,421) | 171,116 | (6,118) |
| Plan fiduciary net position - beginning | \$ 1,523,324 | 1,453,658 | 1,321,228 | 1,664,070 | 1,548,336 | 1,423,026 | 1,223,532 | 1,382,953 | 1,211,837 | 1,217,955 |
| Plan fiduciary net position - ending (b) | \$ 1,638,094 | 1,523,324 | 1,453,658 | 1,321,228 | 1,664,070 | 1,548,336 | 1,423,026 | 1,223,532 | 1,382,953 | 1,211,837 |
| Net pension liability - ending (a) - (b) | 246,122 | 374,155 | 447,270 | 579,392 | 228,976 | 333,578 | 442,228 | 629,331 | 450,217 | 494,741 |
| Plan fiduciary net position as a percentage of the Total pension liability | 86.94% | 80.28% | 76.47% | 69.52% | 87.90% | 82.27% | 76.29% | 66.03% | 75.44% | 71.01% |
| Covered payroll | \$ 4,802 | 5,887 | 6,315 | 7,177 | 8,034 | 9,865 | 12,956 | 14,845 | 20,374 | 23,391 |
| Net pension liability as a percentage of covered payroll | 5125.41% | 6355.65% | 7083.09% | 8073.17% | 2850.08% | 3381.55% | 3413.37% | 4239.26% | 2209.76% | 2115.09% |

See accompanying notes to required supplementary information and accompanying independent auditors report
 No benefit changes have been made since GASB 67/68 implementation
 Assumption changes as of the 1/1/26 Valuation: The Board approved changes to reduce the net investment return from 6.60% to 6.50% as of December 31, 2025.
 Assumption changes as of the 1/1/25 Valuation: The Board approved changes to reduce the net investment return from 6.70% to 6.60% as of December 31, 2024.

Required Supplementary Information (in thousands) - Schedule of Changes in Net OPEB Liability and Related Ratios Last Ten Fiscal Years. The following table presents the Schedule of Changes in Net OPEB Liability and Related Ratios Last Ten Fiscal Years.

Schedule of Changes in Net OPEB Liability and Related Ratios Last Ten Fiscal Years⁽¹⁾
(in thousands)

| | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 |
|---|--------------|-----------|-----------|-----------|-----------|-----------|----------|
| Total OPEB Liability | | | | | | | |
| Service cost | \$ 91,380 | 145,004 | 145,004 | 32,073 | 32,073 | 31,887 | 30,661 |
| Interest | 52,350 | 39,040 | 39,040 | 40,500 | 40,501 | 38,229 | 36,754 |
| Change of benefit terms | - | - | - | - | - | - | - |
| Differences between expected and actual experience | (207,993) | (35,510) | (213,063) | - | 128,147 | - | 5,236 |
| Change of assumptions | 116,561 | (59,228) | (355,369) | - | 522,046 | - | - |
| Benefit payments | (47,384) | (39,688) | (44,597) | (36,442) | (40,796) | (40,796) | (34,883) |
| Net change in total OPEB liability | 4,914 | 49,618 | (428,985) | 36,131 | 681,971 | 29,320 | 37,768 |
| Total OPEB liability - beginning | 1,339,358 | 1,289,740 | 1,718,725 | 1,682,594 | 1,000,623 | 971,303 | 933,535 |
| Total OPEB liability - ending | \$ 1,344,272 | 1,339,358 | 1,289,740 | 1,718,725 | 1,682,594 | 1,000,623 | 971,303 |
| Plan fiduciary net position | | | | | | | |
| Contributions-employer | \$ - | - | - | - | - | - | - |
| Contributions-employee | - | - | - | - | - | - | - |
| Net investment income | 1,758 | 1,571 | (1,476) | 1,498 | 950 | 1,236 | (226) |
| Benefit payments | - | - | - | - | - | - | - |
| Administrative expense | - | - | - | - | - | - | - |
| Net change in plan fiduciary net position | \$ 1,758 | 1,571 | (1,476) | 1,498 | 950 | 1,236 | (226) |
| Plan fiduciary net position - beginning | \$ 8,715 | 7,144 | 8,620 | 7,122 | 6,172 | 4,936 | 5,162 |
| Plan fiduciary net position - ending | \$ 10,473 | 8,715 | 7,144 | 8,620 | 7,122 | 6,172 | 4,936 |
| Net OPEB Liability - ending | \$ 1,333,799 | 1,330,643 | 1,282,596 | 1,710,105 | 1,675,472 | 994,451 | 966,367 |
| Plan fiduciary net position as a percentage of the Total OPEB liability | 0.78% | 0.64% | 0.55% | 0.49% | 0.42% | 0.62% | 0.51% |
| Covered payroll | \$ 301,038 | 283,969 | 283,969 | 223,191 | 223,191 | 271,171 | 260,742 |
| Net OPEB liability as a percentage of covered payroll | 443.07% | 468.59% | 451.67% | 766.21% | 750.69% | 366.72% | 370.62% |

⁽¹⁾ Note: Schedule is intended to show information for 10 years. Additional years will be displayed as information becomes available. See accompanying notes to required supplementary information and accompanying independent auditors report.

Notes to Required Supplementary Information (Unaudited, and in thousands) - Schedule of Changes in the Net Pension Liability. The total pension liability contained in this schedule was provided by the Plan's actuary, Segal Consulting. The net pension liability is measured as the total pension liability less the amount of the fiduciary net position of the Plan.

Notes to Required Supplementary Information (Unaudited, and in thousands) - Schedule of Contributions from the Employer and Other Contributing Entities. The required contributions and percentage of those contributions actually made are presented in the schedule.

Notes to Required Supplementary Information (Unaudited, and in thousands) - Actuarial Methods and Assumptions.

Changes of assumptions-Pension: Effective as of the January 1, 2026 valuation, the Fulton County Employees Retirement System Board approved a lower assumed rate of return from 6.60% to 6.50%. These changes affected the actuarial liability by \$16.5 million as of the date of this valuation.

Methods and assumptions used in the calculations of actuarially determined contributions: The following actuarial methods and assumptions were used to determine the most recent contribution rate reported:

| | |
|-------------------------------------|---|
| Valuation Date | January 1, 2026. |
| Actuarial cost method | Entry Age Normal. |
| Amortization method | Level Dollar, closed period. |
| Remaining amortization period | 8-year average remaining. |
| Asset valuation method | Market value of assets less unrecognized returns in each of the last five years. Unrecognized return is equal to the difference between the actual market return and the expected return on the actuarial value, and is recognized over a five-year period, further adjusted, if necessary, to be within 20% of the market value. |
| Inflation rate | 2.5%. |
| Projected salary increases | 3.0-6.0% depending on age, and if Public Safety employee. |
| Investment rate of return | 6.50%. The net investment return assumption is a long-term estimate derived from historical data, current and recent market expectations, and professional judgment. As part of the analysis, a building block approach was used that reflects inflation expectations and anticipated risk premiums for each of the portfolio's asset classes, as well as the Fulton County Employees' Retirement System's target asset allocation. |
| Mortality Rates-Pre-Retirement | Pri-2012 Employee Blue Collar Amount-weighted Mortality Tables, sex-distinct, projected generationally with Scale MP-2020 from 2012. |
| Mortality Rates-Healthy Annuitants | Pri-2012 Healthy Retiree Blue Collar Amount-weighted Mortality Tables times 105% for Males, (no adjustment for Females) projected generationally with Scale MP-2020 from 2012. |
| Mortality Rates-Disabled Annuitants | Pri-2012 Disabled Retiree Amount-weighted Mortality Tables, sex-distinct, projected generationally with Scale MP-2020 from 2012. |

Changes of assumptions-OPEB: Assumption changes for the December 31, 2024 measurement date are summarized below:

- The effective discount rate from the 20-year Bond GO Index for December 31, 2024 was 4.08%. For the December 31, 2022 measurement date, the discount rate used was 3.72%.
- Healthcare cost and trend assumptions were updated to reflect most recent experience and projections.

- The actuarial factors used to estimate individual and spouse costs by age and by gender were updated based on a review of historical claims experience by age, gender and status.
- Inflation rate updated to 2.0% from the 2.5% used in the previous study.

Assumption changes below were based on an experience study for the period December 31, 2017 to December 31, 2021 and were approved by the Pension Board in 2022.

- Healthy Retiree and Dependent Spouse Mortality updated to Pri-2012 Health Retiree Blue Collar Headcount-weighted Mortality Table times 105% for Males (No adjustment for Females)
- Disabled Life Mortality updated to Pri-2012 Disabled retiree Blue Collar headcount-weighted Mortality table.
- Pre-Retirement Mortality updated to Pri-2012 Employee Blue Collar headcount-weighted Mortality table.
- Mortality was projected generationally with Scale MP-2020 from 2012.
- Inflation was updated to 2.5% (for the December 31, 2022 study)
- Removed withdrawal rates, disability rates and slight adjustments to current experience.

PROPERTY TAXES

Property Tax Digest

The County is primarily dependent on property tax, in addition to sales tax collections, for over three fourths of its total revenues, followed by license and fee revenues and grants. See “SECURITY AND SOURCES OF PAYMENT FOR THE NOTES” herein.

The County endeavors to reappraise a portion of the real property located in the County annually so that all real property is reappraised every three years. A taxpayer may appeal the reappraised value of his property. Georgia law requires the Fulton County Tax Commissioner (the “Tax Commissioner”) to issue temporary tax bills to taxpayers in appeal equal to the higher of the taxpayer's return of value or 85% of the current year's valuation as set by the Fulton County Board of Assessors (the “Board of Assessors”). A taxpayer with property in appeal may elect to be billed 100% of the valuation pending the appeal hearing. In addition, taxes in appeal are not considered delinquent if the taxpayer pays the County the amount of taxes which would be due based on the assessed valuation for the prior year or based on the portion of the undisputed assessed valuation.

The assessment of real property in the County, overseen by the Board of Assessors, continues to generate significant appeals although the number of appeals is either resolved at the Board of Assessor level or, if not, is forwarded to the Board of Equalization for final determination. In Fiscal Year 2025, there was no significant detrimental effect to General Fund revenues as a result of tax appeals.

All taxes levied on real and personal property in the County, together with interest thereon and penalties for late payment, constitute a lien on and against the subject property arising after January 1 in the year in which taxed. Georgia law provides that taxes have priority over any other debt, lien, or claim of any kind. Exceptions to this rule can be found, but they are limited in scope.

Collection of delinquent real property taxes is enforceable by tax sale of such realty. Delinquent personal property taxes are similarly enforceable by seizure and sale of such property. There can be no assurance, however, that the value of the property sold, in the event of a tax sale, will be sufficient to produce the amount required to pay in full the delinquent taxes, including any interest or penalty thereon.

When the last day for the payment of taxes arrives, the Tax Commissioner notifies the taxpayer in writing that taxes have not been paid and that, unless paid, an execution will be issued. At any time after 30 days from giving the notice previously described, upon the request of the County, the Tax Commissioner, as ex-officio sheriff, issues an execution for nonpayment of the taxes. No notice is required for delinquent taxes on personal property, and executions may be issued on the first day following the last day for payment of taxes. All delinquent accounts are placed on the

general execution docket in the Superior Court of Fulton County. The Tax Commissioner then publishes a notice of the sale in a local newspaper weekly for four weeks and gives the taxpayer 10 days' written notice by registered or certified mail. A public sale of the property is then made by the Tax Commissioner at the Fulton County Courthouse on the first Tuesday of the month after the required notices are given.

For additional information relating to the County's collection of property taxes, see "APPENDIX C - CERTAIN STATISTICAL AND FINANCIAL INFORMATION RELATING TO FULTON COUNTY, GEORGIA – Property and Other Taxes" attached hereto.

Recent Legislative Actions

On April 3, 2026, the Georgia General Assembly enacted the Homeownership Opportunity and Market Equalization Act of 2026 (the "HOME Act"). As of April 22, 2026, the HOME Act has not been signed by the Governor. Under Georgia law, the Governor must either sign or veto the HOME Act by May 12, 2026. If the Governor takes no action by that date, the HOME Act will become law. If the Governor vetoes the HOME Act, the legislation will return to the General Assembly in the next legislative session, and the General Assembly would then need to pass the legislation by a 2/3 majority vote to override Governor's veto. If the HOME Act becomes effective, it will establish the current state-wide base year floating homestead assessment cap as mandatory (as opposed to the previous opt-in option) for all political subdivisions in the State, and limiting annual increases in a home's assessed value to the rate of inflation or 3%, whichever is lower. The County opted in to this floating homestead exemption in 2025 and has been providing a floating homestead exemption since 2005. Additionally, if the HOME Act becomes effective (either by signature of the Governor or by operation of law), it will allow each county, including the County, beginning January 1, 2028, to levy a special sales and use tax (the "LHOST") at the rate of 1% for a period of time that shall not exceed 10 years unless renewed, the proceeds of which are to be used to reduce the taxpayer liability of homestead properties. Any county that determines to levy the LHOST must adopt legislation to enact the LHOST, which legislation would be subject to approval by local referendum. As of the date hereof, the County has not introduced legislation to levy the LHOST; however, the County expressly reserves the right to levy such LHOST in accordance with the law at a future date. The County believes the HOME Act would be unlikely to impact Fiscal Year 2026.

On March 27, 2026, the Georgia General Assembly enacted Senate Bill 566 ("SB 566"), which was subsequently signed by the Governor on April 23, 2026. As a result of SB 566 becoming effective, taxpayers will be allowed to file an application for a homestead property tax exemption up to and including the final date to file an appeal of the annual notice of current assessment (as opposed to the previous deadline on the date for closing of the books for the return for taxes). Additionally, there are new requirements for the information required to be provided on the annual notice of assessments. The implementation of these changes may delay the expected due date for payment of ad valorem property taxes, but the County does not believe that this will have a material adverse effect on its ability to timely pay debt service on Notes.

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Historical Assessed Value of Taxable Property

The following table presents the County's Historical Assessed Value of Taxable Property for Fiscal Years 2016 through 2025.

Fulton County, Georgia
Historical Assessed Value of Taxable Property⁽¹⁾
Last Ten Fiscal Years
(in thousands)

| Fiscal Year | Real Property | Public Utilities | Personal and Business | Total assessed value | Total Direct Tax Rate | Assessed value as a percentage of Actual Value | Estimated actual value |
|-------------|---------------|------------------|-----------------------|----------------------|-----------------------|--|------------------------|
| 2016 | \$50,666,238 | \$1,129,634 | \$7,406,453 | \$59,202,325 | 10.70 | 40% | \$148,005,813 |
| 2017 | 52,989,392 | 1,099,925 | 7,258,374 | 61,347,691 | 10.63 | 40% | 153,369,228 |
| 2018 | 62,198,013 | 1,083,247 | 7,330,223 | 70,611,483 | 10.43 | 40% | 176,528,708 |
| 2019 | 69,018,610 | 1,259,277 | 7,879,300 | 78,157,187 | 10.12 | 40% | 195,392,968 |
| 2020 | 72,024,564 | 1,288,949 | 7,953,764 | 81,267,277 | 10.00 | 40% | 203,168,193 |
| 2021 | 77,657,763 | 1,366,452 | 8,181,903 | 87,206,118 | 9.54 | 40% | 218,015,296 |
| 2022 | 85,427,255 | 1,316,103 | 8,789,869 | 95,533,227 | 9.07 | 40% | 238,833,068 |
| 2023 | 98,135,505 | 1,514,831 | 9,994,525 | 109,644,861 | 9.05 | 40% | 274,112,154 |
| 2024 | 104,610,880 | 1,692,338 | 10,195,552 | 116,498,770 | 9.04 | 40% | 291,246,926 |
| 2025 | 107,740,905 | 1,850,364 | 10,961,856 | 120,553,125 | 9.04 | 40% | 301,382,814 |

⁽¹⁾ Note: The above assessed values may be reduced somewhat due to the following exemptions: (a) A special full value homestead exemption is allowed on owner-occupied residences of persons who are age 70 or over who meet certain income requirements. This exemption applies only to Fulton County taxes. State and school taxes are not exempt. (b) A regular homestead exemption is allowed on all owner-occupied homes, except for purposes of school and bond tax levies. (c) An exemption is allowed on qualifying real property devoted to agricultural or historic purposes. (d) A 100% Freeport exemption exists on applicable business inventories. (e) Assessed values are established by the Fulton County Board of Tax Assessors on January 1 of each year. (f) An exemption is allowed for property used in or which is a part of any facility for the primary purpose of eliminating or reducing air or water pollution if the facilities have been certified by the Georgia Department of Natural Resources.
Source: Fulton County Tax Commissioner and Georgia Department of Revenue.

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Property Tax Rates

The following table presents the County's Property Tax Rates for Fiscal Years 2016 through 2025.

**Fulton County, Georgia
Property Tax Rates⁽¹⁾
Last Ten Fiscal Years
(Rate per \$1,000 Assessed Value)**

| Fiscal Year | County Bonds and Operating | Fulton Industrial Tax District | South Fulton Special Tax District | County Schools | State | Total |
|--------------------|-----------------------------------|---------------------------------------|--|-----------------------|--------------|--------------|
| 2016 | 10.70 | - | 11.58 | 18.48 | - | 40.76 |
| 2017 | 10.63 | 12.16 | 4.43 | 18.55 | - | 45.77 |
| 2018 | 10.43 | 12.15 | - | 17.80 | - | 40.38 |
| 2019 | 10.12 | 11.92 | - | 17.80 | - | 39.83 |
| 2020 | 9.99 | 11.88 | - | 17.80 | - | 39.67 |
| 2021 | 9.54 | 9.55 | - | 17.59 | - | 36.68 |
| 2022 | 9.07 | 9.55 | - | 17.24 | - | 35.86 |
| 2023 | 9.05 | 9.34 | - | 17.14 | - | 35.53 |
| 2024 | 9.04 | 9.41 | - | 17.08 | - | 35.53 |
| 2025 | 9.04 | 9.43 | - | 17.08 | - | 35.55 |

⁽¹⁾ Does not include tax millage rates for municipalities, the Atlanta Independent School District or community improvement districts located wholly or partially within the County. For 2025, such tax millage rates (exclusive of community improvement districts) were as follows: (1) Alpharetta - 5.750, (2) Atlanta – 11.370, (3) Atlanta Independent School District – 20.500, (4) Atlanta Special Services District – 2.000, (5) Chattahoochee Hills – 8.200, (6) College Park – 11.493, (7) Downtown Development District – 5.000, (8) East Point – 13.000, (9) Fairburn - 9.560, (10) Hapeville – 17.509, (11) Johns Creek – 3.742, (12) Milton - 4.503, (13) Mountain Park – 5.954, (14) Palmetto – 7.600, (15) Roswell – 4.949, (16) Sandy Springs - 4.731, (17) Union City – 11.526, and (18) City of South Fulton - 12.399. Millage rates have, in certain cases, been rounded to the nearest 100th of a percent.

Source: Fulton County Tax Commissioner.

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Property Tax Collection Schedule

County taxes are typically due by October 15th of each year; provided, however, in certain years the due date has been delayed as described in the below table. Currently, the County anticipates that the due date for Fiscal Year 2026 taxes will be on or about November 15. No delays are anticipated at this time, which would impact the County's ability to pay the Notes at maturity, but circumstances can change throughout the process.

The following table presents the County's General Fund Property Tax Levy and Collections for Fiscal Years 2016 through 2025.

**Fulton County, Georgia
General Fund Property Tax Levy and Collections⁽¹⁾
Last Ten Fiscal Years
(in thousands)**

| Fiscal Year | Total current year tax levy | Current tax collected | Percent of levy collected | Delinquent tax collected | Total tax collected | Total collections as percentage of current levy | Outstanding delinquent taxes | Outstanding delinquent taxes as percentage of current levy |
|---------------------|------------------------------------|------------------------------|----------------------------------|---------------------------------|----------------------------|--|-------------------------------------|---|
| 2016 ⁽²⁾ | \$463,919 | \$440,273 | 94.9% | \$8,744 | \$449,017 | 96.8% | \$11,555 | 2.5% |
| 2017 ⁽³⁾ | 479,316 | 320,442 | 66.9 | 22,785 | 343,227 | 71.6 | 10,385 | 2.2 |
| 2018 ⁽⁴⁾ | 528,319 | 504,080 | 95.4 | 159,945 | 664,025 | 125.7 | 10,176 | 1.9 |
| 2019 | 554,955 | 539,521 | 97.2 | 44,858 | 584,379 | 105.3 | 8,656 | 1.6 |
| 2020 ⁽²⁾ | 584,474 | 557,811 | 95.4 | 21,415 | 579,226 | 99.1 | 7,695 | 1.3 |
| 2021 ⁽²⁾ | 585,983 | 558,159 | 95.3 | 28,474 | 586,633 | 100.1 | 7,835 | 1.3 |
| 2022 ⁽²⁾ | 609,481 | 578,040 | 94.8 | 30,336 | 608,376 | 99.8 | 8,862 | 1.5 |
| 2023 ⁽²⁾ | 642,489 | 611,593 | 95.2 | 35,007 | 646,600 | 100.6 | 7,503 | 1.2 |
| 2024 ⁽²⁾ | 704,708 | 673,493 | 95.6 | 34,965 | 708,458 | 100.5 | 7,889 | 1.1 |
| 2025 | 738,232 | 698,888 | 94.7 | 28,575 | 727,463 | 98.5 | 10,070 | 1.4 |

(1) Amounts represented for Real Estate & Personal Property Taxes.

(2) In Fiscal Years 2016 and 2020-2024, the due date was November 15th, as opposed to normal due date of October 15th.

(3) In Fiscal Year 2017, the due date was January 15th of the subsequent year, as opposed to a normal due date of October 15th.

(4) In Fiscal Year 2018, the due date was October 31st, as opposed to a normal due date of October 15th.

Source: Fulton County Tax Commissioner.

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Major Taxpayers

The following table presents the County's ten principal taxpayers for Fiscal Year 2025.

FULTON COUNTY, GEORGIA Ten Principal Taxpayers^{(1) (2)}

| | Assessment | Percentage of total assessed value | Taxes |
|--|--------------------------|--|---------------------|
| Ten major taxpayers of 2025: | | | |
| Development Authority of Fulton County | \$3,003,538,778 | 2.49% | \$26,641,389 |
| Georgia Power | 718,652,839 | 0.60% | 6,374,451 |
| Atlanta Development Authority | 577,890,711 | 0.48% | 5,125,891 |
| Google Inc. | 286,521,173 | 0.24% | 2,541,443 |
| Norfolk Southern Railway Company | 230,651,728 | 0.19% | 2,045,881 |
| AT&T | 210,378,537 | 0.17% | 1,866,058 |
| Coca Cola Company | 182,836,136 | 0.15% | 1,621,757 |
| Post Apartment Homes | 169,021,321 | 0.14% | 1,499,219 |
| Delta Airlines | 158,489,560 | 0.13% | 1,405,802 |
| Twitter Inc. | 157,011,760 | 0.13% | 1,392,694 |
| Total ten major taxpayers | <u>\$5,694,992,543</u> | <u>4.72%</u> | <u>\$50,514,585</u> |
| Total County gross assessed value | <u>\$120,553,124,981</u> | | |

(1) Taxes and assessments based on values at time of presentment.

(2) Totals may not add due to rounding.

Source: Fulton County Tax Commissioner

LITIGATION

The County, like other similar bodies, is subject to a variety of suits and proceedings arising in the ordinary conduct of its affairs. The County, after reviewing the current status of all pending and threatened litigation with the County Attorney, Y. Soo Jo, Esq., believes that, while the outcome of litigation cannot be predicted, the final settlement of all lawsuits which have been filed and of any actions or claims pending or, to the knowledge of the County, threatened against the County or its officials in such capacity are adequately covered by insurance or sovereign immunity or will not have a material adverse effect upon the financial position or results of operations of the County.

There is no litigation now pending or, to the knowledge of the County, threatened against the County which restrains or enjoins the issuance or delivery of the Notes, the execution, delivery or performance of all agreements and certificates relating to the Notes, or the use of the proceeds of the Notes or which questions or contests the validity of the Notes, the Note Resolution, all agreements and certificates relating to the Notes, or the proceedings and authority under which they are to be issued, executed and delivered. Neither the creation, organization, nor existence of the County, nor the title of the present members or other officials of the County to their respective offices, is being currently contested or questioned to the knowledge of the County.

TAX MATTERS

Opinion of Note Counsel – Federal Income Tax Status of Interest

Note Counsel's opinion regarding the federal income tax status of the interest on the Notes will state that, under current law and assuming continuing compliance with the Covenants (as defined herein), interest on the Notes

(a) is excludable from the gross income of the owners thereof for purposes of federal income taxation under Section 103 of the Code and (b) is not a specific item of tax preference for purposes of the federal alternative minimum tax on individuals. In addition, such interest is included in the “adjusted financial statement income” (as defined in Section 56A of the Code) of certain corporations in determining the applicability and amount of the federal corporate alternative minimum tax imposed under Section 55(b) of the Code. See “FORM OF NOTE COUNSEL OPINION” in APPENDIX D hereto.

Note Counsel's opinion speaks as of its date, is based on current legal authority and precedent, covers certain matters not directly addressed by such authority and precedent, and represents Note Counsel's judgment as to the excludability of interest on the Notes for federal income tax purposes. Note Counsel's opinion does not contain or provide any opinion or assurance regarding the future activities of the County or about the effect of future changes in the Code, the applicable regulations, or the interpretation or the enforcement thereof by the Internal Revenue Service (the “IRS”) and the courts.

Although Note Counsel is of the opinion that interest on the Notes is excludable from gross income for federal income tax purposes, the ownership or disposition of, or the accrual or receipt of interest on, the Notes may otherwise affect the federal tax liability of an owner of the Notes. The nature and extent of these other federal tax consequences depend on the owner's particular tax status and levels of other income or deductions. Note Counsel will express no opinion regarding any such other tax consequences and prospective purchasers of the Notes should consult their own tax advisors with respect thereto.

Reliance and Assumptions; Effect of Certain Changes

In delivering its opinion regarding the federal income tax treatment of interest on the Notes, Note Counsel is relying upon certifications of representatives of the County, the purchasers of such Notes, and other persons as to facts material to the opinion, which Note Counsel has not independently verified.

In addition, Note Counsel is assuming continuing compliance with the Covenants by the County. The Code and the regulations promulgated thereunder contain a number of requirements that must be satisfied after the issuance of the Notes in order for interest on the Notes to be and remain excludable from gross income for purposes of federal income taxation. These requirements include, by way of example and not limitation, restrictions on the use, expenditure, and investment of the proceeds of the Notes and the use of the property financed or refinanced by the Notes, limitations on the source of the payment of and the security for the Notes, and the obligation to rebate certain excess earnings on the gross proceeds of the Notes to the United States Treasury. The tax compliance certificate for the Notes to be entered into by the County (the “Tax Certificate”) contains covenants (the “Covenants”) with which the County has agreed to comply. Failure by the County to comply with the Covenants could cause interest on the Notes to become includable in gross income for federal income tax purposes retroactively to their date of issue. If such a failure were to occur, the available enforcement remedies may be limited by applicable provisions of law and, therefore, may not be adequate to prevent interest on the Notes from becoming includable in gross income for federal income tax purposes.

Note Counsel has no responsibility to monitor compliance with the Covenants after the date of issue of the Notes.

Certain requirements and procedures contained, incorporated, or referred to in the Tax Certificate, including the Covenants, may be changed and certain actions may be taken or omitted subject to the terms and conditions set forth in the Tax Certificate. Note Counsel expresses no opinion concerning any effect on the excludability of interest on the Notes from gross income for federal income tax purposes of any such subsequent change or action that may be made, taken, or omitted upon the advice or approval of counsel other than Note Counsel.

Certain Collateral Federal Tax Consequences

The following is a brief discussion of certain collateral federal income tax matters with respect to the Notes. It does not purport to address all aspects of federal taxation that may be relevant to a particular owner thereof.

Prospective purchasers of the Notes, particularly those who may be subject to special rules, are advised to consult their own tax advisors regarding the federal tax consequences of owning or disposing of the Notes.

Prospective purchasers of the Notes should be aware that the ownership of tax-exempt obligations may result in collateral federal income tax consequences to certain taxpayers including, without limitation, banks and other financial institutions, certain insurance companies, dealers in tax-exempt obligations, certain corporations (including S corporations and foreign corporations), certain foreign corporations subject to the “branch profits tax,” individual recipients of Social Security or Railroad Retirement benefits, owners of an interest in a financial securitization trust, taxpayers entitled to claim the refundable credit in Section 36B of the Code for coverage under a qualified health plan, taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry tax-exempt obligations and taxpayers attempting to qualify for the earned income tax credit.

Original Issue Discount

Notes purchased in the initial public offering with yields higher than their applicable interest rates, as shown on the inside cover page hereof, have been sold with “original issue discount.” Each such Note is referred to below as an “OID Note.” The excess of (a) the stated amount payable at the maturity (excluding qualified stated interest) of any OID Note over (b) the issue price of the OID Note as determined under Section 1273 of the Code (which may differ from the price shown on the inside front cover page of this Official Statement) constitutes the amount of original issue discount, which is treated in the same manner as interest on the Notes for federal income tax purposes.

The Code provides that the amount of original issue discount accrues in accordance with a constant interest method based on the compounding of interest. In the case of an original owner of an OID Note, the amount of original issue discount that is treated as having accrued on such OID Note is added to the owner's adjusted basis in determining, for federal income tax purposes, gain or loss upon the disposition of the OID Note (including its sale, redemption, or payment at maturity). The amounts received upon such disposition that are attributable to accrued original issue discount will be excludable from the gross income of the owner for federal income tax purposes.

The accrual of original issue discount and its effect on the redemption, sale or other disposition of OID Notes that are not purchased in the initial public offering may be determined according to rules that differ from those described above.

In addition, original issue discount that accrues in each year to an owner of an OID Note is included in the calculation of the distribution requirements of certain regulated investment companies and may result in some of the collateral federal income tax consequences discussed in this section. Consequently, the owner of an OID Note should be aware that the accrual of original issue discount in each year may result in additional distribution requirements or other collateral federal income tax consequences although such owner has not received cash attributable to such original issue discount in such year.

Prospective purchasers of OID Notes should consult their own tax advisors with respect to the precise determination for federal income tax purposes of the original issue discount accrued upon sale or redemption of such OID Notes (including OID Notes not purchased in the initial public offering) and with respect to the state and local tax consequences of owning OID Notes.

Original Issue Premium

Notes purchased in the initial public offering with yields lower than their applicable interest rates, as shown on the inside cover page hereof, have been sold with “note premium.” Each such Note is referred to below as an “OIP Note.” The excess of (a) the owner's basis in the OIP Note immediately after acquisition over (b) the amount payable at maturity (excluding qualified stated interest) as determined under Section 171 of the Code constitutes the amount of the note premium. Under the Code, the note premium is amortized based on the owner's yield over the remaining term of the OIP Note (or, in the case of certain callable OIP Notes, to an earlier call date that results in a lowest yield on the OIP Note). The owner of an OIP Note must amortize the note premium by offsetting the qualified stated interest allocable to each interest accrual period against the note premium allocable to that period. No deduction is allowed for such amortization of note premium even though the owner is required to decrease the adjusted basis in the owner's

OIP Note by the amount of the amortizable note premium, which will result in an increase in the gain (or decrease in the loss) recognized for federal income tax purposes upon a sale or disposition of the OIP Note prior to its maturity.

Prospective purchasers of any OIP Notes should consult their own tax advisors regarding the treatment of note premium for federal income tax purposes, including various special rules relating thereto, and state and local tax consequences, in connection with the acquisition, ownership, sale, exchange, or other disposition of, and amortization of note premium on, such OIP Notes.

Information Reporting and Backup Withholding

Prospective purchasers should be aware that the interest on the Notes is subject to information reporting to the IRS in a manner similar to interest paid on taxable obligations. In addition, interest on the Notes may be subject to backup withholding if the interest is paid to an owner who or which (a) is not an “exempt recipient” and (b) (i) fails to furnish an accurate U.S. taxpayer identification number in the manner required, (ii) has been notified of a failure to report all interest and dividends required to be shown on federal income tax returns or (iii) fails to certify under penalty of perjury that the owner is not subject to withholding. Individuals generally are not exempt recipients, although corporations and other entities generally are.

The reporting and backup withholding requirements do not in and of themselves affect the excludability of interest on the Notes from gross income for federal income tax purposes, and amounts withheld under the backup withholding rules may be refunded or credited against the owner's federal income tax liability, if any, provided that the required information is timely furnished to the IRS.

Internal Revenue Service Audits

The IRS has established a program to audit tax-exempt obligations to determine whether the interest thereon is includible in gross income for federal income tax purposes. If the IRS does audit the Notes, the IRS will, under its current procedures, treat the County as the taxpayer. As such, the beneficial owners of the Notes will have only limited rights, if any, to participate in the audit or any administrative or judicial review or appeal thereof. Any action of the IRS, including but not limited to the selection of the Notes for audit, or the course or result of such audit, or an audit of other obligations presenting similar tax issues, may affect the marketability or market value of the Notes.

Opinion of Note Counsel - Georgia Income Tax Consequences

Note Counsel's opinion will also state that, under current law, interest on the Notes is exempt from income taxation by the State of Georgia. Note Counsel will express no opinion regarding (a) other tax consequences arising with respect to the Notes under the laws of the State of Georgia or (b) any consequences arising with respect to the Notes under the tax laws of any state or local jurisdiction other than the State of Georgia. Prospective purchasers of the Notes should consult their own tax advisors regarding the tax status of interest on the Notes in a particular state or local jurisdiction other than the State of Georgia.

Changes in Federal and State Tax Law and Regulations

Legislation affecting tax-exempt obligations is regularly considered by the U.S. Congress and various state legislatures. Such legislation may effect changes in federal or state income tax rates and the application of federal or state income tax laws (including the substitution of another type of tax), or may repeal or reduce the benefit of the excludability of interest on the tax-exempt obligations from gross income for federal or state income tax purposes.

The U.S. Department of the Treasury and the IRS and state regulatory authorities are continuously drafting regulations to interpret and apply the provisions of the Code and state law and court proceedings may be filed the outcome of which could modify the federal or state tax treatment of tax-exempt obligations.

There can be no assurance that legislation proposed or enacted after the date of issue of the Notes, regulatory interpretation of the Code or state laws or actions by a court involving either the Notes or other tax-exempt obligations

will not have an adverse effect on the Notes' federal or state tax status, marketability, or market price or on the economic value of the tax-exempt status of the interest on the Notes.

Prospective purchasers of the Notes should consult their own tax advisors regarding the potential consequences of any such proposed or pending federal or state tax legislation, regulations or litigation, as to which Note Counsel expresses no opinion.

FEDERAL POLICY ACTIONS

Federal policies involving taxation, appropriations, borrowing, trade, immigration, education, environmental matters and other topics can shift, sometimes dramatically, from one presidential administration or Congress to another. From time to time, such shifts may be followed by material increases or decreases in the levels of federal funding directly affecting federal agencies and authorities indirectly affecting state and local recipients of such funding. Recently, the current presidential administration has proposed policy shifts that involve, among other things, proposed delays and reductions in grants and appropriations, reductions in the federal workforce, and elimination or downsizing of certain federal agencies and departments. The exact exposure to the County and its finances cannot be determined at this time.

CONTINUING DISCLOSURE

The Notes will have a stated maturity of 18 months or less. As such, the provisions of paragraph (b)(5) of Rule 15c2-12 of the U.S. Securities and Exchange Commission (the "SEC") promulgated pursuant to the Securities Exchange Act of 1934, as amended, as in effect on the date hereof (the "Rule"), other than paragraph (b)(5)(i)(C) of the Rule, shall not apply to the Notes pursuant to paragraph (d)(3) of the Rule.

In order to assist the Purchaser in complying with paragraph (b)(5)(i)(C) of the Rule, simultaneously with the issuance of the Notes, the County will enter into a continuing disclosure undertaking for the benefit of the holders of the Notes (the "Disclosure Certificate"), substantially in the form attached hereto as "APPENDIX E - FORM OF CONTINUING DISCLOSURE CERTIFICATE." The County, as an "obligated person" under the Rule, will undertake in the Disclosure Certificate to provide notice of the occurrence of certain enumerated events (each, a "Listed Event Notice"). Each Listed Event Notice, if applicable, will be filed by the County, or on behalf of the County, on the Electronic Municipal Market Access system, administered by the Municipal Securities Rulemaking Board. The specific nature and timing of the filing of each Listed Event Notice and other details of the County's undertakings are more fully described in "APPENDIX E - FORM OF CONTINUING DISCLOSURE CERTIFICATE" attached hereto.

The following disclosure is being provided by the County for the sole purpose of assisting the Purchaser in complying with the Rule: The County previously entered into continuing disclosure undertakings, as an "obligated person" under the Rule (the "Prior Undertakings"). In the previous five-year period beginning on April 28, 2021 and ending on April 28, 2026 (the "Compliance Period"), the County has complied in all material respects with the Prior Undertakings during the Compliance Period.

CERTAIN LEGAL MATTERS

Certain legal matters incident to the authorization, issuance, validity, sale, and delivery of the Notes are subject to the approving opinion of McGuireWoods LLP, Atlanta, Georgia, as Note Counsel. The proposed form of the opinion of Note Counsel, which will be concurrently delivered with the issuance of the Notes is attached hereto as APPENDIX D. The actual legal opinion of Note Counsel to be delivered may vary from the text of APPENDIX D, if necessary, to reflect facts and law on the date of delivery of the Notes. The legal opinion of Note Counsel will speak only as of its date and subsequent distribution thereof by recirculation of this Official Statement or otherwise will not create any implication that Note Counsel has reviewed or expresses any opinions concerning any of the matters referenced in the opinion subsequent to its date.

Certain legal matters in connection with the Notes will be passed upon for the County by the County Attorney, Y. Soo Jo, Esq. Certain legal matters will be passed upon by McGuireWoods LLP, Atlanta, Georgia, as Disclosure Counsel.

FINANCIAL STATEMENTS

The financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the County as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the County's basic financial statements (collectively, the "Audited Financial Statements") were audited by PJC Group, LLC, as independent auditor (the "Auditor"). The Audited Financial Statements and the related Independent Auditor's Report dated June 23, 2025 (the "Auditor's Report") are attached hereto as "APPENDIX B - AUDITED FINANCIAL STATEMENTS OF FULTON COUNTY FOR FISCAL YEAR ENDED DECEMBER 31, 2024." The Auditor has not been engaged to perform, and has not performed, since the date of the Auditor's Report, any procedures on the Audited Financial Statements addressed in the Auditor's Report. In addition, the Auditor has not been engaged to perform, and has not performed, any procedures relating to this Official Statement.

FINANCIAL ADVISOR

Raymond James & Associates, Inc., Atlanta, Georgia, has served as financial advisor (the "Financial Advisor") to the County in connection with the sale of the Notes. The Financial Advisor's fee for services rendered in connection with the sale of the Notes is contingent on the issuance and delivery of the Notes. The Financial Advisor is not obligated to undertake, and has not undertaken, either to make an independent verification of or to assume responsibility for the accuracy, completeness, or fairness of the information contained in this Official Statement, including the inside front cover page and the appendices attached hereto.

RATINGS

Fitch Ratings, Inc. ("Fitch") and S&P Global Ratings ("S&P," and together with Fitch, the "Rating Agencies") have assigned ratings of "F1+" and "SP-1+," respectively, to the Notes.

The ratings, including any related outlook with respect to potential changes in such ratings, reflect only the respective views of the Rating Agencies, and an explanation of the significance of such ratings may be obtained from the Rating Agencies furnishing the ratings. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies, and assumptions of its own. There is no assurance that such ratings will remain unchanged for any given period of time or that they will not be revised downward or withdrawn entirely by the rating agency furnishing the same, if, in its judgment, circumstances so warrant. Any such downward revision or withdrawal of such ratings or other actions by the Rating Agencies or either of them, may have an adverse effect on the liquidity and/or market price of the affected Notes. The County has not undertaken any responsibility to oppose any such revision, suspension, or withdrawal.

COMPETITIVE SALE OF THE NOTES

The Notes are being purchased by _____ (the "Purchaser"), as the successful bidder pursuant to a competitive sale of the Notes. The Purchaser has agreed to purchase the Notes, at a price equal to \$ _____ (representing the principal amount of the Notes of \$ _____, plus/minus net original issue discount/bond premium of \$ _____, and less an underwriting discount of \$ _____).

The Purchaser's obligation to purchase the Notes is subject to certain conditions precedent set forth in the Official Notice of Sale, dated April 28, 2026, relating to the Notes and the Purchaser's bid form, but the Purchaser will be obligated to purchase all of the Notes, if it purchases any of the Notes. The Notes were initially offered to the public at the prices set forth on the inside front cover page of this Official Statement.

The prices and other terms with respect to the offering and sale of the Notes may be changed from time to time by the Purchaser after such Notes are released for sale, and the Notes may be offered and sold at prices other than the initial offering prices, including sales to dealers who may sell the Notes into investment accounts.

FORWARD-LOOKING STATEMENTS

Any statements made in this Official Statement, including the inside front cover page and the appendices attached hereto, involving estimates, projections, forecasts, or matters of opinion, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates, projections, forecasts, or matters of opinion will be realized.

Use of the words “shall” or “will” in this Official Statement or in summaries of documents to describe future events or continuing obligations is not intended as a representation that such event or obligation will occur but only that the document contemplates or requires such event to occur or obligation to be fulfilled.

The statements contained in this Official Statement, including the inside front cover page and the appendices attached hereto, that are not purely historical, are “forward-looking statements.” Such statements generally are identifiable by the terminology used, such as “may,” “will,” “should,” “expect,” “project,” “forecast,” “intend,” “plan,” “anticipate,” “believe,” “estimate,” “predict,” “potential,” “budget” or other similar words. Readers should not place undue reliance on forward-looking statements. All forward-looking statements included or incorporated by reference in this Official Statement are based on information available on the date hereof and the County assumes no obligation to update any such forward-looking statements. It is important to note that the actual results could differ materially from those in such forward-looking statements.

The forward-looking statements herein are necessarily based on various assumptions and estimates and are inherently subject to various risks and uncertainties, including, but not limited to, risks and uncertainties relating to the possible invalidity of the underlying assumptions and estimates and possible changes or developments in regional, domestic, and international social, economic, political, business, industry, market, legal, legislative, judicial, and regulatory circumstances and conditions and actions taken or omitted to be taken by third parties, including customers, suppliers, business partners and competitors, and legislative, judicial and other governmental authorities and officials, the outbreak of any disease or public health threat, other future global health concerns, and other events or circumstances beyond the control of the County. Assumptions related to the foregoing involve judgments with respect to, among other things, future economic, competitive, and market conditions and future business decisions, all of which are difficult or impossible to predict accurately and many of which are beyond the control of the County. Any of such assumptions could be inaccurate and, therefore, there can be no assurance that the forward-looking statements included in this Official Statement, including the inside front cover page and the appendices attached hereto, will prove to be accurate.

MISCELLANEOUS

The references, excerpts, and summaries of all documents referred to herein do not purport to be complete statements of the provisions of such documents and reference is directed to all such documents for full and complete statements of all matters of fact relating to the Notes, the security for and the source for repayment for the Notes and the rights and obligations of the holders of the Notes. Copies of such documents may be obtained as specified under “INTRODUCTION - Other Information” herein.

The appendices attached hereto, are integral parts of this Official Statement and should be read together with all other parts of this Official Statement.

Any statements made in this Official Statement involving matters of opinion or of estimates, forecasts, or projections, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates, forecasts, projections, or matters of opinion will be realized. Neither

this Official Statement nor any statement which may have been made verbally or in writing is to be construed as a contract with the holders of the Notes.

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AUTHORIZATION OF OFFICIAL STATEMENT

The execution and delivery of this Official Statement, and its distribution and use by the Purchaser in connection with the initial public offering, sale, and distribution of the Notes by the Purchaser, have been authorized and approved by the County.

FULTON COUNTY, GEORGIA

By: _____
Robert L. Pitts,
Chairman

FULTON COUNTY, GEORGIA

By: _____
Sharon L. Whitmore,
CPA, CPFO, Chief Financial Officer

APPENDIX A
MONTHLY CASH FLOW SUMMARIES

APPENDIX B

**AUDITED FINANCIAL STATEMENTS OF FULTON COUNTY FOR FISCAL YEAR ENDED
DECEMBER 31, 2024**

APPENDIX C

**CERTAIN STATISTICAL AND FINANCIAL INFORMATION RELATING TO
FULTON COUNTY, GEORGIA**

APPENDIX D

FORM OF NOTE COUNSEL OPINION

APPENDIX E

FORM OF CONTINUING DISCLOSURE CERTIFICATE

APPENDIX F

DTC AND THE BOOK-ENTRY ONLY SYSTEM



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0246

Meeting Date: 5/6/2026

Department

Finance

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Presentation, review, and approval of May 6th, 2026, Budget Soundings and Resolution.

Requirement for Board Action *(Cite specific Board policy, statute or code requirement)*

BOC assessment and approval of budget soundings request is required by the County's budget resolution approved by the BOC.

Strategic Priority Area related to this item *(If yes, note strategic priority area below)*

Open and Responsible Government

Commission Districts Affected

- All Districts
- District 1
- District 2
- District 3
- District 4
- District 5
- District 6

Is this a purchasing item?

No

Summary & Background

The May 6th, 2026 Soundings request is submitted for your review and approval. Below is a brief summary of each request and the related justification.

GENERAL FUND:

STRATEGIC PRIORITY AREA: OPEN AND RESPONSIBLE GOVERNMENT

- **Modify the 2026 Annual Hardware and Software Maintenance and Support List - (Page 2)**

The BOC approval is requested to modify the Annual Hardware and Software Maintenance List

(AML) approved as part of the FY2026 Adopted Budget. The requested changes will be funded within the department’s existing budget and will not result in any budget adjustments.

| Annual Hardware and Software Maintenance and Support List - 2026 | | | | | | | | |
|--|--------------------------------------|-------------------------------------|--|------------------|------------------|-----------|----------------|---------------------|
| Type | Vendor Name | Product Name | Description | User Agency | 2026 Expenditure | Add'l Amt | Funding Source | Comments |
| Software License | SWC Carahsoft Technology Corporation | Smartsheet Brandfolder Subscription | Mid-Tier Digital Asset Management Plan | External Affairs | \$0 | \$13,750 | FCIT | Add to the FY26 AML |

RISK FUND:

STRATEGIC PRIORITY AREA: OPEN AND RESPONSIBLE GOVERNMENT

- Amend the County Attorney’s budget - (Page 4)

The BOC approval is requested to increase funding to the County Attorney's budget not to exceed the amount of \$5,000,000 for additional anticipated legal, expert, and consultant fees through the remainder of FY 2026.

Fiscal Impact / Funding Source

Various accounts identified in soundings document.

May 6, 2026 Budget Soundings Resolution included



MAY BUDGET SOUNDINGS

May 6, 2026

Presented

to the

Board of Commissioners

by the

Finance Department

GENERAL FUND

Strategic Priority Area: Open and Responsible Government

Action Required:

Modify the 2026 Annual Hardware and Software Maintenance and Support List

| Annual Hardware and Software Maintenance and Support List - 2026 | | | | | | | | |
|--|--------------------------------------|-------------------------------------|--|------------------|------------------|-----------|----------------|---------------------|
| Type | Vendor Name | Product Name | Description | User Agency | 2026 Expenditure | Add'l Amt | Funding Source | Comments |
| Software License | SWC Carahsoft Technology Corporation | Smartsheet Brandfolder Subscription | Mid-Tier Digital Asset Management Plan | External Affairs | \$0 | \$13,750 | FCIT | Add to the FY26 AML |

Purpose (Justification):

The BOC approval is requested to modify the Annual Hardware and Software Maintenance List (AML) approved as part of the FY2026 Adopted Budget. The requested changes will be funded within the department’s existing budget and will not result in any budget adjustments.

The Fulton County Information Technology Department request to add vendor: SWC Carahsoft Technology Corporation to the FY2026 AML list. These were mistakenly omitted from the FY26 AML. No additional funding is requested.

Risk Fund 725

RISK FUND**May 6 2026 Sounding****Strategic Priority Area: Open and Responsible Government****Action Required:**

Increase funding to the County Attorney's budget not to exceed the amount of \$5,000,000 for additional anticipated legal, expert, and consultant fees through the remainder of FY 2026.

| <u>Department</u> | <u>Funding Line</u> | <u>Funding Line Name</u> | Increase | Decrease |
|--------------------------|----------------------------|---------------------------------|-----------------|-----------------|
| County Attorney | 725-235-2350-1160 | Professional Services | \$ 5,000,000 | |
| Non-Agency (Contingency) | 725-999-P001-1900 | Contingency | | \$ 5,000,000 |

Purpose (Justification):

Request approval of a Resolution approving a budget transfer in the amount of \$5,000,000 for the Office of the County Attorney; authorizing the Chairman to execute all necessary documents; authorizing the County Attorney to approve the documents as to form and make any necessary modifications prior to execution; and for other purposes.

This request includes funding to address current outstanding obligations for professional services, as well as anticipated legal, expert, and consulting service needs through the remainder of Fiscal Year 2026.

The Office of the County Attorney continues to experience increased demand for legal services due to a combination of ongoing and emerging matters requiring specialized expertise and external support. While efforts have been made to manage workload internally and limit the use of outside counsel where feasible, certain matters necessitate external engagement to ensure appropriate representation and continuity of operations.

The requested funding will support the timely payment of professional service obligations and ensure continued access to qualified external resources necessary to meet the County's legal and operational needs.

Failure to address these funding requirements may result in delays in service delivery, reduced availability of external legal support, and potential operational and financial risks to the County.

Approval of this item will provide the necessary funding to support the Office of the County Attorney through the remainder of FY2026 and maintain continuity in legal operations.

1 **RESOLUTION BY THE FULTON COUNTY BOARD OF**
2 **COMMISSIONERS TO AMEND FULTON COUNTY’S CURRENT BUDGET ON**
3 **MAY 6, 2026, TO MODIFY DEPARTMENTAL BUDGETS; AND FOR**
4 **OTHER PURPOSES**
5
6

7 **WHEREAS**, O.C.G.A. § 36-81-3 provides that counties have the authority
8 to adopt an ordinance to establish their own fiscal year and budget preparation
9 process; and

10 **WHEREAS**, the Board of Commissioners of Fulton County has determined
11 that it is in the best interest of the County to have a streamlined budget preparation
12 process that provides the necessary legal requirements and removes previous
13 time consuming and burdensome practices; and

14 **WHEREAS**, O.C.G.A. § 36-81-3 provides that a county may amend its
15 budget to adapt to changing governmental needs during the budget period; and

16 **WHEREAS**, O.C.G.A. § 36-81-3(d) provides that amendments shall be
17 made as follows:

18 (1) Any increase in appropriation at the legal level of control of the local
19 government, whether accomplished through a change in anticipated revenues in
20 any fund or through a transfer of appropriations among departments, shall require
21 the approval of the governing authority. Such amendment shall be adopted by
22 ordinance or resolution, and the basis for the funding decision does not negate or
23 create personnel policy or procedure;

24 (2) Transfers of appropriations within any fund below the local government's
25 legal level of control shall require only the approval of the budget officer; and

26 (3) The governing authority of a local government may amend the legal level

1 of control to establish a more detailed level of budgetary control at any time during
2 the budget period. Said amendment shall be adopted by ordinance or resolution;
3 and

4 **WHEREAS**, the legal level of control for Fulton County is the departmental
5 level.

6 **NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of
7 Fulton County, Georgia, that, pursuant to O.C.G.A. § 36-81-3(d), the current
8 budget is hereby amended by approval of the attached departmental budget
9 modifications.

10 **BE IT FURTHER RESOLVED THAT** all resolutions or parts thereof in
11 conflict herewith are hereby repealed.

12 **SO PASSED AND ADOPTED**, this 6th day of May, 2026.

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FULTON COUNTY BOARD OF COMMISSIONERS

Robert L. Pitts, Chairman

ATTEST:

APPROVED AS TO FORM:

Tonya Grier
Clerk to the Commission

Y. Soo Jo
County Attorney



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0247

Meeting Date: 5/6/2026

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Request approval of a recommended proposal - Finance, 25RFP1512496C-MH - Healthcare Benefit Consulting Services in the amount of \$275,000.00 with Segal Consulting to provide Benefits Consulting Services (including: premium rate development, healthcare budget, claims analysis, plan design/cost share analysis, education/training, regulatory compliance, technical assistance) for the County's Medical, Dental and Vision programs. Effective upon execution of contract through December 31, 2026, with two renewal options

Requirement for Board Action *(Cite specific Board policy, statute or code requirement)*

In accordance with Purchasing Code Section 102-375, all competitive sealed proposals in excess of \$100,000.00 shall be forwarded to the Board of Commissioners for approval.

Strategic Priority Area related to this item *(If yes, note strategic priority area below)*

Open and Responsible Government

Commission Districts Affected

- All Districts
- District 1
- District 2
- District 3
- District 4
- District 5
- District 6

Is this a purchasing item?

Yes

Summary & Background

Scope of Work: The Finance Department requests approval of recommended proposal for Segal to provide healthcare benefits consulting services. This contract will provide professional healthcare consulting services including: premium rate development benefit analysis, financial analysis, review of plan documents for compliance, claims analysis, cost projections, plan design/cost share recommendations and associated estimated savings, determine annual healthcare budget, draft healthcare benefits Request for Proposal (RFP) specification and provide technical assistance, coordinate benefits education/training sessions, coordinate communication efforts, provide notification of regulatory requirements/changes, assist with statutory benefit forms and filings, and all

other efforts needed to administer the County's medical, dental and vision self-insured and fully insured programs.

Community Impact: None

Department Recommendation: The Finance Department recommends approval of proposal for Segal Consulting to provide healthcare benefits consulting services.

Project Implications: None

Community Issues/Concerns: None

Department Issues/Concerns: None

Contract & Compliance Information *(Provide Contractor and Subcontractor details.)*

Contract Value: \$275,000.00
Prime Vendor: The Segal Company Inc. d/b/a Segal
Prime Status: Non-Minority
Location: Atlanta, GA
County: Fulton County
Prime Value: \$275,000.00 or 100.00%

Total Contract Value: \$275,000.00 or 100.00%
Total Certified Value: \$0.00 or 0.00%

Exhibits Attached *(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)*

Exhibit 1: Evaluation Committee Recommendation
Exhibit 2: Contractor Performance Report

Contact Information *(Type Name, Title, Agency and Phone)*

Ray Turner, Interim Director, Finance Department, 404-612-7737
Sabrinn McTier, Interim Deputy Director, Finance Department, 404-612-

Contract Attached

No

Previous Contracts

No

Total Contract Value

Original Approved Amount: \$0.00
 Previous Adjustments: \$0.00
 This Request: \$275,000
 TOTAL: \$275,000

Grant Information Summary

Amount Requested: Cash
 Match Required: In-Kind
 Start Date: Approval to Award
 End Date: Apply & Accept
 Match Account \$:

Fiscal Impact / Funding Source

Funding Line 1:

426-999-S200-1160: Group Insurance Stabilization, Non-Agency, Professional Services, \$275,000

| Key Contract Terms | |
|--------------------------------------|--|
| Start Date: Upon approval | End Date: 12/31/2026 |
| Cost Adjustment: \$275,000 | Renewal/Extension Terms: 2 renewal options |

Overall Contractor Performance Rating: 88

Would you select/recommend this vendor again?
Yes

Report Period Start: 10/1/2025
Report Period End: 12/31/2025



INTEROFFICE MEMORANDUM

TO: Felicia Strong-Whitaker, Director
Department of Purchasing & Contract Compliance

FROM: Evaluation Committee Recommendation Letter

DATE: March 27, 2026

PROJECT: 25RFP1512496C-MH - Healthcare Benefits Consulting Services

In accordance with the Purchasing Code, a duly appointed Evaluation Committee has reviewed the proposals submitted in response to the above-reference project on behalf of the Finance Department.

Five (5) qualified firms submitted proposals for evaluation and consideration for award of the Healthcare Benefits Consulting Services solicitation:

1. The Segal Company (Southeast), Inc., d/b/a Segal
2. Benalytics Consulting Group, LLC
3. Kennedy & Rand Consulting, Inc. d/b/a PRM Consulting Group
4. Alexander & Company, a division of HUB International Gulf South
5. Alliant Insurance Services, Inc.

After review, evaluation and consideration of all available information related to the requirements and evaluation criteria of the RFP, the Evaluation Committee has determined that the proposal submitted by The Segal Company (Southeast), Inc., d/b/a Segal with a total score of **93.28**, is the recommended vendor for the award of **25RFP1512496C-MH - Healthcare Benefits Consulting Services**.

Evaluation Committee Recommendation Letter

March 27, 2026

Page | 2

The Evaluation Committee members attest that each member scored each proposal independently in accordance with the evaluation criteria set forth in the Request for Proposal and that their individual score is a part of the final scores in the attached Evaluation Matrix.

SELECTION COMMITTEE MEMBERS:

Verna Thomas

Verna Thomas, Employee Benefits Manager
Finance Department

Shameka Porter

Shameka Porter, Assistant Benefits Manager
Finance Department

Sabrina McTier

Sabrinna McTier, Interim Deputy Finance Director
Finance Department

Evaluation Committee Recommendation Letter

March 27, 2026

Page | 3

| EVALUATION CRITERIA | WEIGHT | The Segal Company (Southeast), Inc., d/b/a Segal | Benalytics Consulting Group, LLC | Alexander & Company, a division of HUB International Gulf South | Kennedy & Rand Consulting, Inc. d/b/a PRM Consulting Group | Alliant Insurance Services, Inc. |
|---|---------------|--|----------------------------------|---|--|----------------------------------|
| Project Plan/Approach to Work | 25 | 25 | 20.84 | 20.83 | 20.83 | 18.75 |
| Qualification of Key Personnel | 20 | 20 | 20 | 16.67 | 18.33 | 20 |
| Relevant Project Experience/Past Performance | 20 | 20 | 16.66 | 16.67 | 15 | 15 |
| Availability of Key Personnel | 18 | 16.5 | 18 | 18 | 12 | 16.5 |
| Local Preference | 5 | 0 | 0 | 0 | 0 | 5 |
| Service Disabled Veterans Preference | 2 | 2 | 0 | 0 | 0 | 0 |
| Cost Proposal | 10 | 9.78 | 9.15 | 10 | 9.18 | 9.12 |
| TOTAL SCORE: | 100.00 | 93.28 | 84.65 | 82.17 | 75.34 | 84.37 |

**To sum Total Score columns highlight the row and press F9*

Performance Evaluation Details

| | |
|----------------------------------|--|
| ID | E12 |
| Project | Healthcare Benefits Consulting Services |
| Project Number | 22RFP092722C-MH |
| Supplier | Segal |
| Supplier Project Contact | Lauren Cowan (preferred language: English) |
| Performance Program | Professional Services |
| Evaluation Period | 10/01/2025 to 12/31/2025 |
| Effective Date | 03/17/2026 |
| Evaluation Type | Formal |
| Interview Date | 03/17/2026 |
| Expectations Meeting Date | Not Specified |
| Status | Completed |
| Publication Date | 03/17/2026 01:13 PM EDT |
| Completion Date | 03/17/2026 01:13 PM EDT |
| Evaluation Score | 88 |

Related Documents

There are no documents associated with this Performance Evaluation

OVERALL RATING GUIDE - PROFESSIONAL SERVICES

Evaluation Score Range
Outstanding = 90-100%
Excellent = 80-89%
Satisfactory = 70-79%
Needs Improvement = 50-69%
Unsatisfactory = -50%

PROJECT MANAGEMENT

20/20

Rating

Outstanding: Project Management practices that exceed in the areas of scope, schedule, budget, quality of work and risk/issue management. Complete understanding of project objectives, risks and Contract requirements.

Comments

Not Specified

SCHEDULE

17/20

Rating

Excellent: Delivered ahead of original completion date with some effort by Consultant to meet or exceed project milestone dates, or on original schedule with increased scope. At times, proactive approach to monitoring and forecasting of project schedule.

Comments

Not Specified

QUALITY OF DESIGN, REPORTS AND DELIVERABLES

17/20

Rating

Excellent: Deliverables exceed requirements in some areas and remainder of items delivered are high quality.

Comments

Not Specified

COMMUNICATIONS AND CO-OPERATION

17/20

Rating

Excellent: Co-operative and timely response to the User Department concerns.

Comments

Not Specified

OVERSIGHT OF CONTRACTOR COMPLIANCE WITH CONTRACT DOCUMENTS

17/20

Rating

Excellent: Proactive approach to oversight of Contract compliance. Compliance issues are resolved in a timely manner to the User Department's satisfaction and exceeds expectations in some areas.

Comments

Not Specified

GENERAL COMMENTS

Comments

Not Specified



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0248

Meeting Date: 5/6/2026

Department

Public Works

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Request approval of change order greater than 10% - Public Works, 22ITB134130K-JAJ Graham Drive Pump Station Upgrades in an amount not to exceed \$1,444,447.60 with Reeves Young, LLC (Atl., Ga) to provide construction services associated with modernization and upgrade of the Graham Drive Pump Station. Effective upon BOC approval.

Requirement for Board Action *(Cite specific Board policy, statute or code requirement)*

In accordance with Purchasing Code Section 102-420, contract modifications within the scope of the contract and necessary for contract completion of the contract, in the specifications, services, time of performance or terms and conditions of the contract shall be forwarded to the Board of Commissioners for approval.

Strategic Priority Area related to this item *(If yes, note strategic priority area below)*

Health and Human Services

Commission Districts Affected

- All Districts
- District 1
- District 2
- District 3
- District 4
- District 5
- District 6

Is this a purchasing item?

Yes

Summary & Background: The Graham Drive Pump Station is a critical asset in the South Fulton collection system. It conveys sanitary sewer flows to the County's Camp Creek Water Reclamation Facility that originates in the cities of College Park, Fairburn, Union City, Palmetto, and South Fulton. This pump station serves all areas South of US 29 (Roosevelt Highway) and I-285 within Fulton County. The South Fulton Capacity Study identified this facility as requiring upgrades to maintain the expected levels of service through the year 2050.

Scope of Work: Under typical operating conditions, some equipment and areas within the pump station are inaccessible. As a result, the Public Works Department fully anticipated that additional work would be required once the pump station was fully bypassed. With the pump station bypass in place, a comprehensive inspection of the facility and its equipment revealed the full extent of the additional needs. This change order reflects those findings and outlines the actions recommended to modernize the pump station and bring it into acceptable working order. The 12 items included are as follows:

1. Forcemain influent pipe replacement options @ \$356,656.62
2. Surge Pipe (wetwell) Replacement @ \$43,628.69
3. Influent Channel Stair/Platform Replacement @ \$49,351.85
4. Sump Pump Discharge Extension @ \$4,565.73
5. Meter Vault (8x47) Drain (RFI #31) @ \$13,036.63
6. Electrical Building Roof Insulation @ \$3,085.19
7. Cleaning/Vacuum of 42" Forcemain @ \$7,041.02
8. Rerouting of HVAC Ductwork @ \$97,250.76
9. Odor Control Suction Cover Replacement @ \$14,164.42
10. Dry Pit Header Modification @ \$19,147.06
11. Bypass Vault Drain (8x8) @ \$1,191.95 and
12. Various Electrical Work Changes @ \$30,212.17

In order to keep the flow bypassing the pump station as the above-mentioned work was completed the County incurred additional costs associated with the setup. Those costs were calculated at \$805,115.98.

That brought the total request under this change order to \$1,444,447.60.

Community Impact:

Wastewater flow has continued to be bypassed around the existing pump station since April 2023 while construction has been underway. There has been no direct impact on the surrounding community or disruption of the wastewater transmission services provided by this facility. The pump station remains on schedule to be completed by the end of May 2026.

Department Recommendation:

The Public Works Department recommends approval of this Item.

Project Implications:

The work under this change order is required to bring this station to the best working condition for current and future flows. This upgrade is necessary to have a facility capable of receiving and pumping the expected flow into the foreseeable future.

Community Issues/Concerns:

No specific concerns have been raised by the community.

Department Issues/Concerns:

The Public Works Department does not have any concerns with this change order request.

Contract Modification

| Current Contract History | BOC Item | Date | Dollar Amount |
|---------------------------------|-----------------|-------------|-----------------------|
| Original Award Amount | 22-0942 | 12/7/2022 | \$13,586,000.00 |
| Change Order #1 | 23-0119 | 2/15/2023 | \$236,000.00 |
| Change Order #2 | 25-0248 | 4/2/2025 | \$1,154,861.00 |
| Change Order #3 | | | \$1,444,447.60 |
| Total Revised Amount | | | \$16,421,308.60 |

Contract & Compliance Information *(Provide Contractor and Subcontractor details.)*

Contract Value: \$1,444,447.60

Prime Vendor: Reeves Young
Primes Status: Non-Minority
Location: Atlanta, GA
County: Fulton County
Prime Value: \$1,437,658.70 or 99.53%

Subcontractor: Global Control System
Subcontractor Status: Asian American Female Business Enterprise
Location: Smyrna, GA
County: Cobb County
Subcontractor Value: \$6,788.90 or 0.47%

Total Contract Value: \$1,444,447.60 or 100.00%
Total Certified Value: \$6,788.90 or 0.47%

Exhibits Attached

- Exhibit 1: Contract to Form Change Order Agreement #3
- Exhibit 2: Performance Evaluation

Contact Information *(Type Name, Title, Agency and Phone)*

David E. Clark, Director, Public Works 404-612-2804

Contract Attached

Yes

Previous Contracts

Yes

Total Contract Value

Original Approved Amount: \$13,586,000.00
 Previous Adjustments: \$1,390,861.00
 This Request: \$1,444,447.60
 TOTAL: \$16,421,308.60

Fiscal Impact / Funding Source

Funding Line 1:

203-540-5400-S149: Water & Sewer R&E, Public Works, Graham Drive Pump Station

| Key Contract Terms | |
|------------------------------|-----------------------------------|
| Start Date: 12/7/2022 | End Date: 5/29/2026 |
| Cost Adjustment: | Renewal/Extension Terms: N |

Overall Contractor Performance Rating: 76

Would you select/recommend this vendor again?

Yes

Report Period Start: 10/1/2025 **Report Period End:** 12/31/2025

CHANGE ORDER NO. 3 TO FORM OF CONTRACT

Contractor: **Reeves Young, LLC**

Contract No. **22ITB134430K-JAJ, Graham Drive Pump Station Upgrades**

Address: **45 Peachtree Industrial Boulevard**
City, State **Sugar Hill, Ga 30518**

Telephone: **678-288-2063**

E-mail: **mmccormack@reevesyoung.com**

Contact: **Matt McCormack**
Senior Vice President

W I T N E S S E T H

WHEREAS, Fulton County (“County”) entered into a Contract with Reeves Young, LLC to perform Construction Services for the Graham Drive Pump Station Upgrades, dated February 22, 2023, on behalf of the Public Works Department; and

WHEREAS, the County has determined that the additional scope of work as outlined below is required to the existing contract for the purpose of providing improved pump station operations and safety protocols; and

WHEREAS, the Contractor has performed satisfactorily over the period of the contract; and

WHEREAS, this change order was approved by the Fulton County Board of Commissioners on May 6, 2026, BOC Item #26-.

NOW, THEREFORE, the County and the Contractor agree as follows:

This Change Order No. 3 to Form of Contract is effective as of the 6th day of May 2026, between the County and Reeves Young, LLC who agree that all Services specified will be performed by Reeves Young, LLC in accordance with this Change Order No. 3 to Form of Contract and the Contract Documents.

1. **SCOPE OF WORK TO BE PERFORMED:** Under typical operating conditions, some equipment and areas within the pump station are inaccessible. As a result, the Public Works Department fully anticipated that additional work would be required once the pump station was fully bypassed. With the pump station bypass in place, a comprehensive inspection of the facility and its equipment revealed the full extent of the additional needs. This Change Order reflects those findings and outlines the

recommended actions necessary to modernize the pump station and bring it into acceptable working order.

2. **COMPENSATION:** The services described under Scope of Work herein shall be performed by Contractor for a total amount not to exceed **\$1,444,448.07** (One Million Four Hundred and Forty-Four Thousand Four Hundred Forty-Eight Dollars and Seven Cents).

| | | |
|-----|---|----------------|
| 1. | Force main influent pipe replacement options | \$356,656.62 |
| 2. | Surge Pipe (wetwell) Replacement | \$43,628.69 |
| 3. | Influent Channel Stair/Platform Replacement | \$49,351.85 |
| 4. | Sump Pump Discharge Extension | \$4,565.73 |
| 5. | Meter Vault (8x47) Drain (RFI #31) | \$13,036.63 |
| 6. | Electrical Building Roof Insulation | \$3,085.19 |
| 7. | Cleaning/Vacuum of 42" Force main | \$7,041.02 |
| 8. | Re-routing of HVAC Ductwork | \$97,250.76 |
| 9. | Odor Control Suction Cover Replacement | \$14,164.42 |
| 10. | Dry Pit Header Modification | \$19,147.06 |
| 11. | Bypass Vault Drain | \$1,191.95 |
| 12. | Various Electrical Work Changes | \$30,212.17 |
| 13. | In order to keep the flow bypassing the pump station as the above-mentioned work was completed the County incurred additional costs associated with the setup | \$805,115.98 |
| | Total | \$1,444,448.07 |

3. **LIABILITY OF COUNTY:** This Change Order No. 3 to Form of Contract shall not become binding on the County and the County shall incur no liability upon same until such agreement has been executed by the Chair to the Commission, attested to by the Clerk to the Commission and delivered to Contractor.
4. **EFFECT OF CHANGE ORDER NO. 3 TO FORM OF CONTRACT:** Except as modified by this Change Order No. 3 to Form of Contract, the Contract, and all Contract Documents, remain in full force and effect.

[INTENTIONALLY LEFT BLANK]

IN WITNESS THEREOF, the Parties hereto have caused this Contract to be executed by their duly authorized representatives as attested and witnessed and their corporate seals to be hereunto affixed as of the day and year date first above written.

OWNER:

FULTON COUNTY, GEORGIA

CONTRACTOR:

REEVES YOUNG, LLC

Robert L. Pitts, Chairman
Fulton County Board of Commissioners

Matt McCormack
Senior Vice President

ATTEST:

Tonya R. Grier
Chief Deputy Clerk to the Commission

(Affix County Seal)

APPROVED AS TO FORM:

Office of the County Attorney

APPROVED AS TO CONTENT:

David E. Clark, Director
Public Works Department

| | |
|--|---|
| ITEM#: _____ RM: _____ REGULAR MEETING | ITEM#: _____ 2 nd RM: _____ SECOND REGULAR MEETING |
|--|---|

Performance Evaluation Details

| | |
|----------------------------------|---|
| ID | E2 |
| Project | Graham Drive Pump Station Upgrade |
| Project Number | 22ITB134130K-JAJ |
| Supplier | Reeves Young |
| Supplier Project Contact | Ty Kelley (preferred language: English) |
| Performance Program | Construction Services |
| Evaluation Period | 10/01/2025 to 12/31/2025 |
| Effective Date | 03/30/2026 |
| Evaluation Type | Formal |
| Interview Date | 03/30/2026 |
| Expectations Meeting Date | 03/30/2026 |
| Status | Completed |
| Publication Date | 03/30/2026 03:29 PM EDT |
| Completion Date | 03/30/2026 03:29 PM EDT |
| Evaluation Score | 76 |

Related Documents

There are no documents associated with this Performance Evaluation

OVERALL RATING GUIDE - CONSTRUCTION SERVICES

Evaluation Score Range
 Outstanding = 90-100%
 Excellent = 80-89%
 Satisfactory = 70-79%
 Needs Improvement = 50-69%
 Unsatisfactory = -50%

SCHEDULE

14/20

Rating

Satisfactory: Delivered on schedule or on approved amended schedule. Monitoring and forecasting of schedule as per Contract requirements.

Comments

Vendor has met most of the milestones. Project schedules have been amended due to uncontrollable circumstances and some caused by major manufacturers.

BUDGET MANAGEMENT

17/20

Rating

Excellent: Design within budget and exceeds in some areas. Changes in project scope are identified and are submitted with rational and fair costing.

Comments

Project cost has exceeded budget due to scope changes initiated by the Owner. Other changes were due engineering oversight. Vendor submits reasonable pricing for scope changes in a timely manner.

OVERALL CONSTRUCTION PROJECT MANAGEMENT

17/20

Rating

Excellent: Commendable Project Management that exceeds in some areas.

Comments

Vendor have experienced and qualified staff to manage the overall project. They are experienced in pump station rehabilitation.

COST CONTROL

14/20

Rating

Satisfactory: Claims process and timeframes for resolution documented and meet the Contract requirements. Consistent, fair, and accurate tracking and forecasting of budgets.

Comments

Vendor's claims are well documented and costed in a reasonable manner.

OVERSIGHT OF CONTRACTOR COMPLIANCE WITH CONTRACT DOCUMENTS

14/20

Rating

Satisfactory: Issues of compliance with Contract documents were resolved in a timely manner to the the User Department's satisfaction.

Comments

Vendor generally, provides a quality work. Minor issues are resolved in a timely manner.

GENERAL COMMENTS

Comments

Vendor has technical knowledge and expertise to ensure all requirements of the contract are met and satisfied.



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0249

Meeting Date: 5/6/2026

Department

Real Estate and Asset Management

Requested Action

Request approval of lowest responsible bidder - Department of Real Estate and Asset Management, 25ITB1393653C-MH, Medical and Clinical General Cleaning Services in the amount of \$288,684.13 with Intercontinental Commercial Services, Inc. (ICS) (Lawrenceville, GA), to provide medical and clinical general cleaning services for five selected Fulton County Health facilities: Adamsville Regional Health Center, Center for Rehabilitation, Fulton County Public Health at 10 Park Place, Oak Hill Child, Adolescent and Family Center, and College Park Regional Health Center for the remainder of FY2026 effective May 15, 2026, through December 31, 2026, with two renewal options.

Requirement for Board Action

In accordance with Purchasing Code Section 102-373, all competitive sealed bids of more than \$100,000 shall be forwarded to the Board of Commissioners for approval.

Strategic Priority Area related to this item

Open and Responsible Government

Commission Districts Affected

- All Districts
- District 1
- District 2
- District 3
- District 4
- District 5
- District 6

Is this a purchasing item?

Yes

Summary & Background

Scope of Work: This contract furnishes all materials, labor, equipment, and appurtenances necessary to provide the highest quality medical and clinical general cleaning services at the following selected Fulton County Health facilities:

1. Adamsville Regional Health Center with a total cleanable sq. ft. of 25,200;
2. Center for Rehabilitation with a total cleanable sq. ft. of 44,520;
3. Fulton County Public Health at 10 Park Place with a total cleanable sq. ft. of 40,221;
4. Oak Hill Child, Adolescent and Family Center with a total cleanable sq. ft. of 30,576; and
5. College Park Regional Health Center with a total cleanable sq. ft. of 35,280

Community Impact: The overall community impact is to provide clean and sanitary facilities for the selected health facilities.

Department Recommendation: The Department of Real Estate and Asset Management recommends approval of the lowest responsible bidder to provide the highest quality medical and clinical general cleaning services for the selected Fulton County Health facilities for fiscal year 2026.

Procedure for Basis of Award:

The recommendation for the award is based on the bidders’ ability to correctly calculate the cost for the cleanable square footage for each facility, including monthly and annual day porter services, and totaling all costs for the five (5) health facilities for a total Base Bid Amount to determine the lowest responsible and responsive bidder complying with the provisions of the ITB.

DREAM also considered the County’s experience with previous cleaning contractors and consultations with other organizations within the cleaning industry. The goal of this process is to award County cleaning contracts to a reliable and responsible company that is financially sound, with sufficient management expertise and medical cleaning experience to provide excellent quality service in return for the County funds expended.

Recommendation: The County received and evaluated fourteen (14) bid responses to the solicitation (with corresponding total base bid amount):

1. A-Action Janitorial Service, Inc. - \$338,364.00
2. American Facility Services, Inc.- \$460,746.40
3. Cert Group Inc. - \$1,486,481.12
4. Dreamy Enterprise - \$112,804.00
5. Florida Cleaning Systems, Inc. dba FCS Facility Services - \$591,582.28
6. Gray International, LLC - \$3,867,792.00
7. Harvey Properties and Lawn Care - \$10,570,499.20
8. Intercontinental Commercial Services, Inc.(ICS, Inc.) - \$433,026.20
9. KleanPro Facility Services, LLC - \$572,163.92
10. LC Management Solutions, LLC - \$780,415.60
11. Pristine Mobile Clean, LLC - \$322,260.16
12. ProGroup Enterprises, LLC - \$862,084.00
13. Victoria’s Cleaners, LLC - \$326,837.92
14. 4SYT Industries, LLC - \$563,288.08

| Rank | Apparent Lowest Bidders | Amount of Bid |
|------|-------------------------|---------------|
| 1 | Dreamy Enterprise | \$112,804.00 |

| | | |
|---|--|--------------|
| 2 | Pristine Mobile Clean, LLC | \$322,260.16 |
| 3 | Victoria's Cleaners, LLC | \$326,837.92 |
| 4 | A-Action Janitorial Service, Inc. | \$338,364.00 |
| 5 | Intercontinental Commercial Services, Inc. (ICS) | \$433,026.20 |

After evaluation of all submitted proposals, including a review of each bidder's ability to accurately calculate costs per cleanable square foot for each facility and the total costs for all five (5) Fulton County Health facilities, it has been determined that the proposed pricing submitted by the 4 apparent low bidders, (Dreamy Enterprise, Pristine Mobile Clean, Victoria's Cleaners, LLC and A-Action Janitorial Service, Inc.) falls below the medical-grade cleaning cost range typically required for these types of facilities and were therefore deemed non-responsible. The solicitation stated that the County would accept bid responses specifically tailored to solve our medical and clinical janitorial problems and that Bidders must show that they can deliver services equal to or better than minimum services levels. Currently, industry standards for medical-grade cleaning services average between \$0.20 and \$0.30 per square foot, which would place the estimated annual total costs for these facilities between \$421,912 and \$550,000. In past years, awarded vendors outside of the industry bid range struggled to perform at an acceptable level for specialized medical facility cleaning services.

Intercontinental Commercial Services, Inc. (ICS) submitted a responsive and responsible proposal in the amount of \$433,026.20 for a 12-month period, which is within a reasonable range of industry standards. Intercontinental Commercial Services, Inc. (ICS) does have a current contract with Fulton County and has performed very well and has proven to be competent.

Based on these findings, we recommend the award to Intercontinental Commercial Services, Inc. (ICS), to provide medical and clinical general cleaning services for the selected Fulton County Health facilities for the remainder FY2026.

This is a time and materials contract. The total requested spending authority in the amount of \$288,684.13 covers the cost for materials, cleaning supplies, and labor hours to maintain the required cleaning services for the remaining 8 months of FY2026 (May 15, 2026 through December 31, 2026).

Project Implications: This contract is designed to provide and maintain sustainable clean and sanitary County facilities. The effective cleaning program is a critical component to keeping a healthy and productive environment.

Community Issues/Concerns: None that the Department is aware.

Department Issues/Concerns: If this contract is not approved, the Department will not be able to provide the specialized medical and clinical cleaning services required for the selected Fulton County Health facilities.

Contract Modification: This is a new procurement.

Contract & Compliance Information

Contract Value: \$288,684.13
Prime Vendor: Intercontinental Commercial Services, Inc. (ICS)
Prime Status: Asian Male Business Enterprise
Location: Lawrenceville, GA
County: Gwinnett County
Prime Value: \$288,684.13 or 100.00%

Total Contract Value: \$288,684.13 or 100.00%
Total Certified Value: \$288,684.13 or 100.00%

Exhibits Attached

- Exhibit 1: Bid Tabulation Sheet
- Exhibit 2: Performance Evaluation
- Exhibit 3: Department Recommendation Memo

Contact Information

Joseph N. Davis, Director, Department of Real Estate and Asset Management, (404) 612-3772

Contract Attached

No

Previous Contracts

Yes

Total Contract Value

Original Approved Amount: \$0.00
 Previous Adjustments: \$0.00
 This Request: \$288,684.13
 TOTAL: \$288,684.13

Fiscal Impact / Funding Source

Funding Line 1:

100-520-5212-1176: General, Real Estate and Asset Management, Cleaning Services- \$288,684.13.

| Key Contract Terms | |
|------------------------------|-----------------------------|
| Start Date: 5/15/2026 | End Date: 12/31/2026 |

Agenda Item No.: 26-0249

Meeting Date: 5/6/2026

| | |
|-----------------------------|--|
| Cost Adjustment: N/A | Renewal/Extension Terms: TV one-year renewal options |
|-----------------------------|--|

Overall Contractor Performance Rating: 73

Would you select/recommend this vendor again?

Yes

Report Period Start:
1/1/2026

Report Period End:
3/31/2026

A vertical grid table with approximately 15 columns and 30 rows. The grid is composed of thin black lines. A single cell in the second column from the left and the eighth row from the top is highlighted in yellow. At the bottom of the grid, there is a solid grey rectangular area that spans the width of the first two columns.



Performance Evaluation Details

| | |
|----------------------------------|--|
| ID | E12 |
| Project | Medical and Clinical General Cleaning Services |
| Project Number | 23ITB136993C-GS |
| Supplier | Intercontinental Commercial Services, Inc. (ICS, Inc.) |
| Supplier Project Contact | Tony Kim (preferred language: English) |
| Performance Program | Goods and Commodity Services |
| Evaluation Period | 01/01/2026 to 03/31/2026 |
| Effective Date | 04/01/2026 |
| Evaluation Type | Formal |
| Interview Date | Not Specified |
| Expectations Meeting Date | Not Specified |
| Status | Completed |
| Publication Date | 04/01/2026 11:54 AM EDT |
| Completion Date | 04/01/2026 11:54 AM EDT |
| Evaluation Score | 73 |

Related Documents

There are no documents associated with this Performance Evaluation

OVERALL RATING GUIDE - GOODS AND COMMODITY SERVICES

Evaluation Score Range
Outstanding = 90-100%
Excellent = 80-89%
Satisfactory = 70-79%
Needs Improvement = 50-69%
Unsatisfactory = -50%

QUALITY OF PRODUCT OR SERVICE

14/20

Rating

Satisfactory: Overall compliance requires minor User Department resources to ensure achievement of contract requirements.

Comments

ICS is consistent with providing supplies. Company needs to monitor the night custodial workers more to ensure a good quality of cleaning is being provided. The overall general cleaning of the contracted facilities is satisfactory which speaks volumes for the day custodial staff cleaning.

TIMELINESS OF PERFORMANCE

14/20

Rating

Satisfactory: There are no, or minimal, delays that impact achievement of contract requirements.

Comments

ICS remains receptive to the needs or concerns of the facilities but has been slow with correcting the performance levels of the night custodial staff. The company generally ensures that the buildings are staffed and the cleaning has been somewhat consistent.

BUSINESS RELATIONS

17/20

Rating

Excellent: Response to inquiries and/or technical, service, administrative issues exceeds Government expectation.

Comments

ICS has remained consistently available and willing to address issues or concerns. An open line of communication has remained and any issue or concern is addressed in a professional manner.

CUSTOMER SATISFACTION

14/20

Rating

Satisfactory: Contractor representative is reasonably responsive to User Department request for information and professional.

Comments

ICS has been and continue to be accommodating and continually working to provide customer satisfaction for cleaning of the facilities.

COST CONTROL

14/20

Rating

Satisfactory: Minimal contract pricing issues, cost discrepancies identified by User Department that require explanation, cost/price issues resolved in timely manner.

Comments

CS has not had any major issues with invoicing, or cost/price issues. We have had a discussion on submitting invoices in a timely manner during the 1st quarter of the current year. ICS improved on submitting the invoices on time during the 3rd quarter reporting period.

GENERAL COMMENTS

Comments

Not Specified



INTEROFFICE MEMORANDUM

TO: Felicia Strong-Whitaker, Chief Purchasing Agent,
Purchasing and Contract Compliance

FROM: Joseph Davis, Director, DREAM *JD*

DATE: March 20, 2026 (Revised April 14, 2026)

SUBJECT: Recommendation Award – ITB #25ITB1393653C-MH,
Medical and Clinical General Cleaning Services-
FY2026

Recommendation: We are recommending approval of the lowest responsible bidder for, ITB #25ITB1393653C-MH, Medical and Clinical General Cleaning Services in the amount of \$288,684.13 with a to provide the highest quality medical and clinical general cleaning services for selected Fulton County Health facilities: Adamsville Regional Health Center, Center for Rehabilitation, Fulton County Public Health at 10 Park Place, Oakhill Child, Adolescent and Family Center and College Park Regional Health Center. Effective dates: May 15, 2026 through December 31, 2026, with two renewal options.

DISCUSSION: The recommendation for the awards was based on the bidders' ability to calculate the cost per cleanable square foot for each facility along with monthly and annual day porter services. These three (3) were then totaled to develop a total Base Bid Amount to determine the lowest responsible and responsive bidder.

We also considered the experience with previous cleaning contracts and consultations with other organizations within the cleaning industry. The goal of this process is to award County cleaning contracts to a reliable and responsible company that is financially sound, with sufficient management expertise and medical cleaning experience to provide excellent quality service in return for the County funds expended.

Recommendation:

The County received and evaluated fourteen (14) bid responses to the solicitation.

1. A-Action Janitorial Service, Inc. - \$338,364.00
2. American Facility Services, Inc.- \$460,746.40
3. Cert Group Inc. - \$1,486,481.12
4. Dreamy Enterprise - \$112,804.00
5. Florida Cleaning Systems, Inc. dba FCS Facility Services - \$591,582.28
6. Gray International, LLC - \$3,867,792.00
7. Harvey Properties and Lawn Care - \$1,050,499.20
8. Intercontinental Commercial Services, Inc.(ICS, Inc.) - \$433,026.20
9. KleanPro Facility Services, LLC - \$572,163.92

- 10. LC Management Solutions, LLC - \$780,415.60
- 11. Pristine Mobile Clean, LLC - \$322,260.16
- 12. ProGroup Enterprises, LLC - \$862,084.00
- 13. Victoria's Cleaners, LLC - \$326,837.92
- 14. 4SYT Industries, LLC - \$563,288.08

| Rank | Lowest Bidders | Amount of Bid |
|------|--|---------------|
| 1 | Dreamy Enterprise | \$112,804.00 |
| 2 | Pristine Mobile Clean, LLC | \$322,260.16 |
| 3 | Victoria's Cleaners, LLC | \$326,837.92 |
| 4 | A-Action Janitorial Service, Inc. | \$338,364.00 |
| 5 | Intercontinental Commercial Services, Inc. (ICS) | \$433,026.20 |

After evaluation of all submitted proposals, including a review of each bidder's ability to accurately calculate costs per cleanable square foot for each facility and the total costs for all five (5) Fulton County Health facilities, it has been determined that the proposed pricing by the 4 lowest bidders, (Dreamy Enterprise, Pristine Mobile Clean, Victoria's Cleaners, LLC and A-Action Janitorial Service, Inc.) falls below the medical-grade cleaning cost range typically required for these types of facilities. Currently, industry standards for medical-grade cleaning services average between \$0.20 and \$0.30 per square foot, which would place the estimated annual total costs for these facilities between \$421,912 and \$550,000. In past years awarded vendors outside of the industry bid range struggled to perform at an acceptable level for specialized medical facility cleaning services.

Intercontinental Commercial Services, Inc. (ICS) submitted a responsive and responsible proposal in the amount of \$433,026.20 within a reasonable range of industry standards. Intercontinental Commercial Services, Inc. (ICS) does have a current contract with Fulton County and has performed very well and has proven to be competent.

Based on these findings, we recommend the award to Intercontinental Commercial Services, Inc. (ICS), the 5th lowest of the bidders to provide medical and clinical general cleaning services for selected Fulton County Health facilities for FY2026.

| Recommended Bidder | Base Bid Amount | Award Authority |
|--|--------------------------|---------------------------------------|
| Intercontinental Commercial Services, Inc. (ICS) | \$433,026.20 (Annual) | \$288,684.13 (for 8 months FY2026) |

This is a time and material contract. The total requested spending authority in the amount of \$288,684.13 covers the cost for materials, cleaning supplies and labor hours to maintain the required cleaning services for FY2026.

Attachments:

Bid Tabulation Sheet

Recommendation Memo for Deemed Non-Responsive:

1. Dreamy Enterprise – Section 1 Instruction to Bidders,15.
Disqualification of Bidders
2. Pristine Mobile Clean, LLC - Section 1 Instruction to Bidders,15.
Disqualification of Bidders
3. Victoria’s Cleaners, LLC - Section 1 Instruction to Bidders,15.
Disqualification of Bidders
4. A-Action Janitorial Service, Inc. -Section 1 Instruction to Bidders,15.
Disqualification of Bidders

Authorized Signature: *Joseph Davis* Date: 4-14-26
Joseph N. Davis
(By Director/Deputy Director)

If you require additional information, contact Khandi Flowers at (404) 612-7944.

- Cc. Timothy Dimond, Deputy Director, DREAM
John W. Adams, Administrator, DREAM
Richie Carter, Building Services Manager, DREAM
Precious Davis, Building Services Supervisor, DREAM
Mark Hawks, CAPA, Team C, Purchasing & Contract Compliance
Harry Jordan, Contract Management Administrator, Purchasing/DREAM
Khandi Flowers, Contract Administrator, Purchasing/DREAM



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0250

Meeting Date: 5/6/2026

Department

Real Estate and Asset Management

Requested Action

Request approval of lowest responsible bidders - Department of Real Estate and Asset Management, 26ITB1560484K-NJH, Roof Maintenance, Repair and Replacement Services Countywide in an amount not to exceed \$1,500,000.00 with (A) RYCARS Construction, LLC (Atlanta, GA) in the amount of \$500,000.00, (B) Ideal Building Solutions, LLC. (Norcross, GA) in the amount of \$500,000.00, and (C) Ben Hill Roofing and Siding Co, Inc (Douglasville, GA) in the amount of \$500,000.00, to provide standby roof maintenance, repair, and replacement services on an "as-needed" basis for Countywide facilities effective April 1, 2026 through December 31, 2026, with two renewal options.

Requirement for Board Action

In accordance with O.C.G.A § 36-91, the Georgia Local Government Public Works Construction Law, all competitive sealed proposals (RFPs) for public works construction projects (CM at Risk, Construction PM, D/B Projects) costing \$250,000 or more shall be forwarded to the Board of Commissioners for approval.

Strategic Priority Area related to this item

Open and Responsible Government

Commission Districts Affected

- All Districts
- District 1
- District 2
- District 3
- District 4
- District 5
- District 6

Is this a purchasing item?

Yes

Summary & Background

These contracts furnish all materials, parts, labor, equipment, and appurtenances necessary to

provide standby roof maintenance, repair, and replacement services on an “as-needed” basis for Countywide facilities. The work includes removing and disposing of existing roofing systems; permits and licenses necessary to complete projects.

Community Impact: This contract impacts the community in having the ability to provide and maintain sustainable roofing systems on Countywide facilities.

Department Recommendation: The Department of Real Estate and Asset Management recommends approval of the lowest responsible bidders to provide standby roof maintenance, repair, and replacement services on an “as-needed” basis for Countywide facilities for fiscal year 2026.

Project Implications: To provide timely and efficient repairs/replacements of roofing systems that are beyond industry life cycles.

Community Issues/Concerns: Not being able to have adequate roof covering could affect community members when visiting the public buildings, including Libraries and Health Clinics.

Department Issues/Concerns: If these contracts are not approved, the Department does not have the capacity or expertise to address the Countywide roof repairs /replacement needs for Fulton County facilities.

Recommendation:

The County received and evaluated five (5) bid responses to the solicitation. RYCARS Construction, LLC submitted the overall lowest bid in the total amount of \$202,245.58; Ideal Building Solutions, LLC submitted the next lowest bid at \$221,377.25; Ben Hill Roofing Siding Co, Inc. submitted the 3rd lowest bid at \$315,067.25; Roof Technology Partners submitted the 4th lowest bid at \$340,982.50 and Base Roofing submitted the 5th lowest bid at \$661,174.00.

Therefore, we recommend RYCARS Construction, LLC, Ideal Building Solutions, LLC, and Ben Hill Roofing and Siding Co, Inc. as the lowest responsible and responsive bidders for award to provide standby roof maintenance, repair, and replacement services.

RYCARS Construction, LLC, Ideal Building Solutions, LLC. and Ben Hill Roofing and Siding Co, Inc. all have a current contract with Fulton County and have performed very well as Roof Maintenance, Repair and Replacement Contractors for Fulton County as stated in their performance report.

These are time and materials contracts. The requested total spending authority of \$1,500,000.00 is to cover the costs for maintenance repairs/ replacement materials and labor rates for the remaining 9 months of FY2026.

Contract Modification No, this is a new procurement.

Contract & Compliance Information *(Provide Contractor and Subcontractor details.)*

Total Contract Value: \$1,500,000.00

(A)

Contract Value: \$500,000.00
Prime Vendor: RYCARS Construction, LLC
Prime Status: African American Male Business Enterprise
Location: Atlanta, GA
County: Fulton County
Prime Value: \$400,000.00 or 80.00%

Subcontractor: Cross Roof
Subcontractor Status: African American Male Business Enterprise
Location: Atlanta, GA
County: Fulton County
Subcontractor Value: \$100,000.00 or 20.00%

Total Contract Value: \$500,000.00 or 100.00%
Total Certified Value: \$500,000.00 or 100.00%

(B)

Contract Value: \$500,000.00
Prime Vendor: Ideal Building Solutions, LLC.
Prime Status: Non-Minority
Location: Norcross, GA
County: Gwinnett County
Prime Value: \$500,000.00 or 100.00%

Total Contract Value: \$500,000.00 or 100.00%
Total Certified Value: \$0.00 or 0.00%

(C)

Contract Value: \$500,000.00
Prime Vendor: Ben Hill Roofing and Siding Co, Inc
Prime Status: Non-Minority
Location: Douglasville, GA
County: Douglas County
Prime Value: \$500,000.00 or 100.00%

Total Contract Value: \$500,000.00 or 100.00%
Total Certified Value: \$0.00 or 0.00%

Grand Contract Value: \$1,500,000.00 or 100.00%
Grand Certified Value: \$500,000.00 or 33.33%%

Exhibits Attached

- Exhibit 1:** Bid Tabulation Sheet
- Exhibit 2:** Performance Evaluation Reports
- Exhibit 3:** Department Recommendation Memo

Contact Information

Joseph N. Davis, Director, Department of Real Estate and Asset Management, (404) 612-3772

Contract Attached

No

Previous Contracts

Yes

Total Contract Value

| | |
|---------------------------|-----------------------|
| Original Approved Amount: | \$0.00 |
| Previous Adjustments: | \$0.00 |
| This Request: | \$1,500,000.00 |
| TOTAL: | \$1,500,000.00 |

Grant Information Summary

- | | | | |
|-------------------|---|--------------------------|-------------------|
| Amount Requested: | Click here to enter text. | <input type="checkbox"/> | Cash |
| Match Required: | Click here to enter text. | <input type="checkbox"/> | In-Kind |
| Start Date: | Click here to enter text. | <input type="checkbox"/> | Approval to Award |
| End Date: | Click here to enter text. | <input type="checkbox"/> | Apply & Accept |
| Match Account \$: | Click here to enter text. | | |

Fiscal Impact / Funding Source

Funding Line 1:

500-520-5200-C017: Capital Improvements, DREAM, Public Buildings, Roof Repairs \$1,500,000.00. "This is a Standby Contract" "The ability to commit funds will be dependent on the availability of resources provided, FCURA bond, and end user/departmental operating/capital funding as identified" for FY2026".

Key Contract Terms

| | |
|-----------------------------|--|
| Start Date: 4/1/2026 | End Date: 12/31/2026 |
| Cost Adjustment: N/A | Renewal/Extension Terms: TV one-year renewal options |

Overall Contractor Performance Rating:

Rycars - 79
Ideal - 91
Ben Hill - 97

Would you select/recommend this vendor again?

Yes

Report Period Start:
10/1/2025

Report Period End:
12/31/2025

Performance Evaluation Details

| | |
|----------------------------------|--|
| ID | E12 |
| Project | Roof Maintenance, Repair, Replacement |
| Project Number | 22ITB134621K-JAJ (A) |
| Supplier | RYCARS Construction, LLC |
| Supplier Project Contact | Meri Gates (preferred language: English) |
| Performance Program | Construction Services |
| Evaluation Period | 10/01/2025 to 12/31/2025 |
| Effective Date | 01/06/2026 |
| Evaluation Type | Formal |
| Interview Date | 01/06/2026 |
| Expectations Meeting Date | Not Specified |
| Status | Completed |
| Publication Date | 01/06/2026 11:17 AM EST |
| Completion Date | 01/06/2026 11:17 AM EST |
| Evaluation Score | 79 |

Related Documents

There are no documents associated with this Performance Evaluation

OVERALL RATING GUIDE - CONSTRUCTION SERVICES

Evaluation Score Range
Outstanding = 90-100%
Excellent = 80-89%
Satisfactory = 70-79%
Needs Improvement = 50-69%
Unsatisfactory = -50%

SCHEDULE

14/20

Rating

Satisfactory: Delivered on schedule or on approved amended schedule. Monitoring and forecasting of schedule as per Contract requirements.

Comments

Vendor has started to comply with the request to give prior notice of scheduling for site visits. This is an improvement from the past.

BUDGET MANAGEMENT

14/20

Rating

Satisfactory: Design within budget. Reasonable pricing on Scope Changes and processed in a timely manner.

Comments

Invoicing is showing signs of better itemization, but pricing continues to be considerably higher than other vendors.

OVERALL CONSTRUCTION PROJECT MANAGEMENT

17/20

Rating

Excellent: Commendable Project Management that exceeds in some areas.

Comments

Not Specified

COST CONTROL

17/20

Rating

Excellent: Claims process managed well and at times are expedited. At times actively sent documents to the User Department concerning potential cost overruns.

Comments

Not Specified

OVERSIGHT OF CONTRACTOR COMPLIANCE WITH CONTRACT DOCUMENTS

17/20

Rating

Excellent: Proactive approach to oversight of Contract compliance. Compliance issues are resolved in a timely manner to the User Department's satisfaction and exceeds expectations in some areas.

Comments

Not Specified

GENERAL COMMENTS

Comments

Not Specified

Performance Evaluation Details

| | |
|----------------------------------|---|
| ID | E13 |
| Project | Roof Maintenance, Repair, Replacement |
| Project Number | 22ITB134621K-JAJ (B) |
| Supplier | Ideal Building Solutions, LLC |
| Supplier Project Contact | Carson Finney (preferred language: English) |
| Performance Program | Construction Services |
| Evaluation Period | 10/01/2025 to 12/31/2025 |
| Effective Date | 01/06/2026 |
| Evaluation Type | Formal |
| Interview Date | 01/06/2026 |
| Expectations Meeting Date | Not Specified |
| Status | Completed |
| Publication Date | 01/06/2026 11:11 AM EST |
| Completion Date | 01/06/2026 11:11 AM EST |
| Evaluation Score | 91 |

Related Documents

There are no documents associated with this Performance Evaluation

OVERALL RATING GUIDE - CONSTRUCTION SERVICES

Evaluation Score Range
Outstanding = 90-100%
Excellent = 80-89%
Satisfactory = 70-79%
Needs Improvement = 50-69%
Unsatisfactory = -50%

SCHEDULE

17/20

Rating

Excellent: Delivered ahead of original completion date with some effort by Consultant to meet or exceed project milestone dates, or on original schedule with increased scope. At times, proactive approach to monitoring and forecasting of project schedule.

Comments

Not Specified

BUDGET MANAGEMENT

17/20

Rating

Excellent: Design within budget and exceeds in some areas. Changes in project scope are identified and are submitted with rational and fair costing.

Comments

Not Specified

OVERALL CONSTRUCTION PROJECT MANAGEMENT

20/20

Rating

Outstanding: Outstanding Construction Project Management that exceeds in all areas.

Comments

Not Specified

COST CONTROL

20/20

Rating

Outstanding: Proactive tracking and forecasting of the construction contract on a regular basis. This includes expedited and relevant input on Contractor claim submissions, with thorough justification and guidance on cost control of the construction contract. Proactively documents to the User Department potential cost overruns.

Comments

Not Specified

OVERSIGHT OF CONTRACTOR COMPLIANCE WITH CONTRACT DOCUMENTS

17/20

Rating

Excellent: Proactive approach to oversight of Contract compliance. Compliance issues are resolved in a timely manner to the User Department's satisfaction and exceeds expectations in some areas.

Comments

Not Specified

GENERAL COMMENTS

Comments

Not Specified

Performance Evaluation Details

| | |
|----------------------------------|--|
| ID | E12 |
| Project | Roof Maintenance, Repair, Replacement |
| Project Number | 22ITB134621K-JAJ (C) |
| Supplier | Ben Hill Roofing and Siding Co., Inc. |
| Supplier Project Contact | Matthew McFetridge (preferred language: English) |
| Performance Program | Construction Services |
| Evaluation Period | 10/01/2025 to 12/31/2025 |
| Effective Date | 01/06/2026 |
| Evaluation Type | Formal |
| Interview Date | 01/06/2026 |
| Expectations Meeting Date | Not Specified |
| Status | Completed |
| Publication Date | 01/06/2026 11:12 AM EST |
| Completion Date | 01/06/2026 11:12 AM EST |
| Evaluation Score | 97 |

Related Documents

There are no documents associated with this Performance Evaluation

OVERALL RATING GUIDE - CONSTRUCTION SERVICES

Evaluation Score Range
Outstanding = 90-100%
Excellent = 80-89%
Satisfactory = 70-79%
Needs Improvement = 50-69%
Unsatisfactory = -50%

SCHEDULE

20/20

Rating

Outstanding: Delivered ahead of original completion date with significant effort by Consultant to exceed project milestone dates or ahead of schedule with increased scope. Proactive approach to monitoring and forecasting of project schedule.

Comments

Not Specified

BUDGET MANAGEMENT

20/20

Rating

Outstanding: Reasonable pricing on Scope Changes and processed in an expedited manner. Outstanding cost control. Changes in project scope outside of the consultant's control are identified quickly, with consideration given to the financial and budget implications. Scope changes submitted quickly with thorough rational and fair costing.

Comments

Not Specified

OVERALL CONSTRUCTION PROJECT MANAGEMENT

17/20

Rating

Excellent: Commendable Project Management that exceeds in some areas.

Comments

Not Specified

COST CONTROL

20/20

Rating

Outstanding: Proactive tracking and forecasting of the construction contract on a regular basis. This includes expedited and relevant input on Contractor claim submissions, with thorough justification and guidance on cost control of the construction contract. Proactively documents to the User Department potential cost overruns.

Comments

Not Specified

OVERSIGHT OF CONTRACTOR COMPLIANCE WITH CONTRACT DOCUMENTS

20/20

Rating

Outstanding: Outstanding oversight of the Contractor and ability to bring the Contractor into compliance in an expedited manner.

Comments

Not Specified

GENERAL COMMENTS

Comments

Not Specified



INTEROFFICE MEMORANDUM

TO: Felicia Strong-Whitaker, Chief Purchasing Agent,
Purchasing and Contract Compliance

FROM: Joseph Davis, Director, DREAM *JD*

DATE: March 16, 2026

SUBJECT: Recommendation Award – ITB#26ITB1560484K-NJH
Roof Maintenance, Repair and Replacement Services
Countywide-FY2026

Recommendation: We are recommending approval of the lowest responsible bidders for, ITB #26ITB1560484K-NJH, Roof Maintenance, Repair and Replacement Services Countywide in the total amount of \$1,500,000.00 with (A) solicitation RYCARS Construction, LLC (Atlanta, GA) in the amount of \$500,000.00, (B) Ideal Building Solutions, LLC Services (Norcross, GA) in the amount of \$500,000.00, and (C) Ben Hill Roofing and Siding Co, Inc.(Douglasville, GA) in the amount of \$500,000.00 to provide standby roof maintenance, repair, and replacement services on an “as-needed” basis for Countywide facilities. Effective dates: April 1, 2026 through December 31, 2026, with two one-year renewal options.

DISCUSSION: The recommendation was based on the bidders’ prices for laborer, roof materials & supplies, and complete cost according to the three various sample roofing type projects (A- modified/flat roof, B modified/metal roof & C- PVC/TPO roof) provided by calculating the given square/or linear feet and quantity for each required repair services.

Recommendation:

The County received and evaluated five (5) bid responses to the solicitation. RYCARS Construction, LLC submitted the overall lowest bid in the total amount of \$202,245.58; Ideal Building Solutions, LLC submitted the next lowest bid at \$221,377.25; Ben Hill Roofing Siding Co, Inc. submitted the 3rd lowest bid at \$315,067.25; Roof Technology Partners submitted the 4th lowest bid at \$340,982.50 and Base Roofing submitted the 5th lowest bid at \$661,174.00.

Therefore, after careful review, we recommend RYCARS Construction, LLC, Ideal Building Solutions, LLC, and Ben Hill Roofing and Siding Co, Inc. as the lowest responsible and responsive bidders for the awards, to provide standby roof maintenance, repair, and replacement services an “as-needed” basis for Fulton County for FY2026.

| Recommended Bidder | Base Bid Amount | Award Authority |
|--------------------------------------|------------------------|------------------------|
| RYCARS Construction, LLC | \$202,245.58 | \$500,000.00 |
| Ideal Building Solutions, LLC | \$221,377.25 | \$500,000.00 |
| Ben Hill Roofing and Siding Co, Inc. | \$315,067.25 | \$500,000.00 |

RYCARS Construction, LLC, Ideal Building Solutions, LLC. and Ben Hill Roofing and Siding Co, Inc. all have a current contract with Fulton County and have performed very good as Roof Maintenance, Repair and Replacement Contractors for Fulton County as stated in their performance report.

These are time and materials contracts. The requested total spending authority of \$1,500,000.00 is to cover the costs for maintenance repairs/ replacement materials and labor rates for the remaining 9 months of FY2026.

Authorized Signature: *Joseph Davis*
Joseph N. Davis Date: 3/16/26
(By Director/Deputy Director)

If you require additional information, contact Khandi Flowers at (404) 612-7944.

- Cc. Tim Dimond, Deputy Director, DREAM
Sam Bakare, Building Construction Manager, DREAM
Patrick Ent, Construction Project Manager, DREAM
Darlene Banks, CAPA, K Team, Purchasing & Contract Compliance
Natascha Hooper, APA, K Team, Purchasing & Contract Compliance
Harry Jordan, Contract Management Administrator, Purchasing/DREAM
Joanna Hernandez, Contracting Officer, Purchasing/DREAM



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0251

Meeting Date: 5/6/2026

Department

Public Works

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Request approval to rescind a contract award - Public Works, #25RFP021025K-CRB Progressive Design/Build for the Boat Rock Sanitary Sewer Extension in an amount not to exceed \$637,000.00 with Garney + Gresham Smith. Additionally, request approval to award #25RFP021025K-CRB Progressive Design/Build for the Boat Rock Sanitary Sewer Extension to The Ganey Companies, Inc to provide progressive design services necessary to deliver an 80% design drawing set and a guaranteed maximum price (GMP) associated with completing the construction and design of the petition sanitary sewer project and all associated facilities in an amount not to exceed \$637,000.00. Effective upon execution of contract for 180 consecutive/calendar days upon issuance of the Notice to Proceed.

Requirement for Board Action *(Cite specific Board policy, statute or code requirement)*

In accordance with Purchasing Code Sections 102-421, when a contract requires termination or rescission of the award, it shall be forwarded to the Board of Commissioners for approval.

In accordance with the State of Georgia O.C.G.A § 36-91 Georgia Local Government Public Works Construction Law, all competitive sealed proposals (RFPs) for public works construction projects (CM at Risk, Construction PM, D/B Projects) costing \$100,000 or more shall be forwarded to the Board of Commissioners for approval.

Strategic Priority Area related to this item *(If yes, note strategic priority area below)*

Health and Human Services

Commission Districts Affected

- All Districts
- District 1
- District 2
- District 3
- District 4
- District 5
- District 6

Is this a purchasing item?

Yes

Summary & Background *(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)*

This project was initiated through the petition sewer process by the surrounding community who are currently served by individual septic tanks. The work under this project will further the existing 30% design of the Boat Rock Sanitary Sewer to an 80% design level and provide a guaranteed maximum price (GMP) to construct the improvements.

This project was originally awarded to Garney + Gresham Smith (Atlanta, GA) under BOC Item #25 0978 at the December 17, 2025 regular meeting. Subsequently, the Garney Companies Inc. refused to create the awarded entity of "Garney+ Gresham Smith". Therefore, the evaluation scoring was revised and removed the points assigned for local preference to "The Garney Companies, Inc." since The Garney Companies, Inc is located in Forsyth County. After the scoring revision, the evaluation committee's overall results scored The Garney Companies, Inc. as the highest scoring responsive bidder by 0.05 points over the second place bidder, John D. Stephens (JDS). The revised scoring evaluation is reflected within exhibit #1 that is attached to this BOC Item. -

Scope of Work:

This is Phase 1 of the Progressive Design-Build for the Boat Rock Petition Sanitary Sewer. Work under this phase will deliver 80% design drawings and a guaranteed maximum price associated with the completing the design and constructing the sanitary sewer system. This phase is expected to be completed in 180 days. The design will address the sanitary sewer needs of the petitioning community with gravity solutions. The service area will include those property owners along Boat Rock Road, Campbellton Road, New Hope Road, Bindford Place, Elva Drive and Trammel Crow Park within the City of South Fulton. Once the sanitary sewer system has been installed, each individual property owner will have the option to decommission their septic tank and connect directly to the sewer system at their cost.

Community Impact:

Residents that own property along sections of Boat Rock Road, Campbellton Road, New Hope Road, Bindford Place, Elva Drive and Trammel Crow Park will have sanitary sewer facilities constructed allowing them to connect into the publicly owned treatment works.

Department Recommendation:

The Public Works Department recommends the approval of this item.

Project Implications:

This is phase 1 of a progressive design build project. This phase of the project will produce a guaranteed maximum price (GMP) and 80% design document. The Public Works Department will seek BOC approval for phase 2 once after the 80% design and GMP effort has been completed.

Community Issues/Concerns:

This is a petition-based sewer project, initiated at the request of a majority of residents directly affected by the proposed facilities. The community has expressed strong support for the project and have formally requested its implementation.

Department Issues/Concerns:

The Public Works Department does not have any issues or concerns regarding awarding this contract to The Garney Companies, Inc.

Contract Modification “New Procurement”

| Current Contract History | BOC Item | Date | Dollar Amount |
|--------------------------|----------|------------|---------------|
| Original Award Amount | 25-0978 | 12/17/2025 | \$637,000.00 |
| Rescind Award | TMP | | |
| Total Revised Amount | | | \$637,000.00 |

Contract & Compliance Information *(Provide Contractor and Subcontractor details.)*

Total Contract Value: **(-\$637,000.00) rescind contract award**

Contract Value: **(-\$637,000.00)**

Prime Vendor: **Garney and Gresham Smith**
Prime Status: **Non-Minority**
Location: **Atlanta, GA**
County: **Fulton County**
Prime Value: **(-\$637,000.00)**

Total Contract Value: **(-\$637,000.00) or 100.00%**
Total Certified Value: **-0-**

Exhibits Attached:

Exhibit 1: Request to Rescind award Memo

Contact Information

David E. Clark, Director, Public Works 404-612-2804

Contract Attached

No

Previous Contracts

No

Total Contract Value

Original Approved Amount: \$0.00
 Previous Adjustments: \$0.00
 This Request: \$637,000.00
 TOTAL: \$637,000.00

Fiscal Impact / Funding Source

Funding Line 1:

203-540-5400-S234 - Water and Sewer Renewal Fund (Multi-Year) - Public Works - Petition Sewers - \$637,000

| Key Contract Terms | |
|---|---------------------------------|
| Start Date: Upon issuance of NTP | End Date: 180 days |
| Cost Adjustment: | Renewal/Extension Terms: |

Overall Contractor Performance Rating: N/A

Would you select/recommend this vendor again?

Choose an item.

Report Period Start:
N/A

Report Period End:
N/A

INTEROFFICE MEMORANDUM



**FULTON
COUNTY**

TO: Felicia Strong-Whitaker, Director, Purchasing and Contract Compliance

FROM: David E. Clark, P.E., Director Public Works

DATE: 4/29/2026

SUBJECT: Recommendation to Rescind Change Order #1 under BOC Item #25-0978 for 25RFP02105K-CRB, Progressive Design Build Services for Boat Rock Sewer Extension

Recommendation: The Public Works Department is requesting to rescind the award of change Order #1 in the amount of \$637,000.00 with Garney + Gresham Smith acted by the BOC on 12/17/2025 under item 25-0978. The Public Works Department recommends The Garney Companies

Discussion: After approval of BOC item # 25-0978, the Public Works Department received communications from Garney stating their reluctance to establish the entity awarded by the BOC. In response, the Public Works Department, in coordination with the Department of Purchasing & Contract Compliance, re-evaluated the scoring criteria by removing the points initially awarded to The Garney Companies, Inc. for local preference. After recalculation, The Garney Companies, Inc. remained the highest-scoring responsive bidder, exceeding the score received of John D. Stephens by 0.05 points. Therefore, it is the recommendation of the Public Works Department that The Garney Companies be awarded Project #25RFP02105K-CRB-Progressive Design Build Services for the Boat Rock Sewer Extension. This request will require the existing award to be rescinded and a new one be acted upon by the BOC.

If you require any additional information, please contact Terry I. Peters @ 404-612-7485.

Cc: Terry I. Peters, Deputy Director, Public Works
Darlene Banks, Chief Assistant Purchasing Agent



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0252

Meeting Date: 5/6/2026

Department

Public Works

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Request approval of a recommended proposal - Department of Public Works, 25RFP06272025K-DB, Operation & Maintenance Services for Wastewater Facilities & Pump Stations in the North Fulton Service Area in an amount not to exceed \$28,084,782.00 for the first year (September 1, 2026 through August 31, 2027), with The Inframark-Slater Joint Venture doing business as Fulton County Wastewater Partners ("FCWWP") (Alpharetta, GA) to provide water and wastewater system operations and maintenance management systems in the North Fulton service area. The initial term of the contract is for a five (5) year period effective September 1, 2026, through August 31, 2031, with one (1), five (5) year renewal option.

Requirement for Board Action *(Cite specific Board policy, statute or code requirement)*

In accordance with O.C.G.A. § 36-60-15.1, Operation and Maintenance of Water Treatment Systems by Private Entities, the County is authorized, in the discretion of its governing authority, to enter into valid and binding leases and contracts for any period of time not to exceed 20 years to provide for the operation and maintenance of all or a portion of its wastewater treatment system, storm-water system, water system, or sewer system, or any combination of such systems, which contracts may include provisions for the design, construction, repair, reconditioning, replacement, maintenance, and operation of the system, or any combination of such services and functions.

Strategic Priority Area related to this item *(If yes, note strategic priority area below)*

Health and Human Services

Commission Districts Affected

- All Districts
- District 1
- District 2
- District 3
- District 4
- District 5
- District 6

Is this a purchasing item?

Yes

Summary & Background: The contract provides for all operation and maintenance activities at Public Works facilities & pump stations in the North Fulton Service Area, which consists of three (3) Water Reclamation Facilities (WRF), twenty-eight (28) wastewater pumping stations and associated forcemain air release valves, and five (5) potable water pump stations. Services will be provided twenty-four (24) hours per day, seven (7) days per week, fifty-two (52) weeks per year.

Scope of Work: The selected contractor will provide all labor, materials, supplies, chemicals, fuel, vehicles, resources, and services to operate and maintain the facilities in the best interest of Fulton County. The contractor will assume all responsibilities and liabilities associated with the operations and maintenance activities, ensure the reliability of operations, and maintain the value of the County’s investment in facilities and equipment.

The contract will be for a five-year period starting on September 1, 2026 and concluding on August 31, 2031 with the possibility of one, five-year renewal. The total contractual value of the services includes five financial elements - a Fixed Base Service Fee, Reimbursable Costs, Maintenance Allowance, Contingency Allowance, and Escalation:

- The Fixed Service Fee is the amount charged by the contractor to operate and maintain all of the North Fulton Managed Assets in compliance with the terms of the contract.
- Reimbursable Costs are costs reimbursed by the County to the Contractor at actual unit prices. Major components of the Reimbursable Costs are sludge disposal and the purchase of process chemicals.
- The Maintenance Allowance will be used to repair/replace major equipment or upgrade the Managed Assets at the County’s sole discretion.
- The Contingency Allowance will be used to finance unforeseen and variable expenses during the term at the County’s sole discretion.
- Escalation will be applied on an annual basis to cover on-going increasing expenses due to inflation and market adjustments. The Base Fee will be adjusted annually based on the Consumer Price Index. Reimbursable Costs will be adjusted annually based on actual market costs.

Below is a table that shows the anticipated five-year contract value, assuming a 3% CPI over the contract period.

| | FY2026/27 09/01/26 - 08/31 | FY2027/28 09/01/27 - 08/31 | FY2028/29 09/01/28 - 08/31 | FY2029/30 09/01/29 - 08/31 | FY2030/31 09/01/30 - 08/31 |
|------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| Base Fee | \$12,939,595 | \$12,939,595 | \$12,939,595 | \$12,939,595 | \$12,939,595 |
| Reimbursable Costs | \$10,645,187 | \$10,645,187 | \$10,645,187 | \$10,645,187 | \$10,645,187 |
| Maintenance Allowance | \$4,000,000 | \$4,000,000 | \$4,000,000 | \$4,000,000 | \$4,000,000 |
| Contingency Allowance | \$500,000 | \$500,000 | \$500,000 | \$500,000 | \$500,000 |
| Transition Allowance | \$0 | - | - | - | - |
| Escalation | - | \$842,543 | \$1,710,363 | \$2,604,218 | \$3,524,888 |
| Total | \$28,084,782 | \$28,927,325 | \$29,795,145 | \$30,689,000 | \$31,609,670 |

¹ Escalation assumed to be 3%; actual escalation will be based on the actual CPI and market conditions.

Community Impact:

The wastewater treated at the water reclamation facilities is ultimately discharged to the Chattahoochee and Little Rivers. Clean rivers allow for a healthy environment for economic and recreational activities.

Department Recommendation:

The Department of Public Works recommends award to Fulton County Wastewater Partners.

Project Implications:

The Fulton County Department of Public Works no longer has the resources to operate and maintain these assets with county employees since privatization was first implemented in 1992 throughout the North Fulton Service Area. Therefore, it is imperative that a contractor continues to provide uninterrupted wastewater treatment services on behalf of the Department of Public Works.

Community Issues/Concerns:

No significant issues or concerns have been raised by the community over the operation of these assets by a private contractor.

Department Issues/Concerns: Many of the Joint Venture staff have worked on these facilities in the past, while employed by other companies.

Contract & Compliance Information *(Provide Contractor and Subcontractor details.)*

| | |
|------------------------------|--|
| Contract Value: | \$28,084,782.00 |
| Prime Vendor: | Fulton County Wastewater Partners, a JV The JV is Comprised of Two Firms: Inframark, LLC (\$7,836,917.99 or 65.00%) & Slater Infrastructure Group, LLC African American Female Business Enterprise (\$4,219,878.92 or 35.00%) |
| Prime Status: | Non-Minority |
| Location: | Alpharetta, Ga |
| County: | Fulton County |
| Prime Value: | \$12,056,796.91 or 42.93% |
| Subcontractor: | Let Us Love Your Lawn |
| Subcontractor Status: | African American Male Business Enterprise |
| Location: | Stone Mountain, Ga |
| County: | Dekalb County |
| Contract Value: | \$525,185.42 or 1.87% |
| Subcontractor: | Waste Eliminator |
| Subcontractor Status: | Non-Minority |
| Location: | Peachtree Corners, Ga |
| County: | Gwinnett County |
| Contract Value: | \$4,999,091.20 or 17.80% |
| Subcontractor: | Jackson Janitorial |
| Subcontractor Status: | White Female Business Enterprise |

Location: Jefferson, Ga
County: Twiggs County
Contract Value: \$84,254.35 or 0.30%

Subcontractor: Global Center Systems
Subcontractor Status: Asian American Female Business Enterprise
Location: Smyrna, Ga
County: Cobb County
Contract Value: \$140,423.91 or 0.50%

Subcontractor: Amtech
Subcontractor Status: Asian American Male Business Enterprise
Location: Atlanta, Ga
County: Fulton County
Contract Value: \$112,339.13 or 0.40%

Subcontractor: Coleman & Associates
Subcontractor Status: African American Female Business Enterprise
Location: Decatur, Ga
County: Dekalb County
Contract Value: \$308,932.60 or 1.10%

Subcontractor: ASPIS Environmental Management
Subcontractor Status: African American Male Business Enterprise
Location: Lawrenceville, Ga
County: Gwinnett County
Contract Value: \$28,084.78 or 0.10%

Subcontractor: Slater Infrastructure Group, LLC
Subcontractor Status: African American Female Business Enterprise
Location: Alpharetta, Ga
County: Fulton County
Contract Value: \$9,829,673.70 or 35.00%

Total Contract Value: \$28,084,782.00 or 100.00%
Total Certified Value: \$18,865,811.88 or 67.17%

Exhibits Attached

Exhibit 1: Recommendation Letter
Exhibit 2: Performance Evaluation

Contact Information

David Clark, Director Public Works, 404-612-2804

Contract Attached

No

Previous Contracts

No

Total Contract Value

| | |
|---------------------------|-----------------|
| Original Approved Amount: | \$0.00 |
| Previous Adjustments: | \$0.00 |
| This Request: | \$28,084,782.00 |
| TOTAL: | \$28,084,782.00 |

Fiscal Impact / Funding Source

Funding Line 1:

201-540-5458-1160: Water & Sewer Revenue Fund, Professional Services, \$672,642.36 FY26
Contract Term Amount - September 1 through December 31, 2026

Funding Line 2:

201-540-5462-1160: Water & Sewer Revenue Fund, Professional Services, \$816,465.02 FY26
Contract Term Amount - September 1 through December 31, 2026

Funding Line 3:

201-540-5463-1160: Water & Sewer Revenue Fund, Professional Services, \$5,220,451.34 FY26
Contract Term Amount - September 1 through December 31, 2026

Funding Line 4:

201-540-5476-1160: Water & Sewer Revenue Fund, Professional Services, \$1,503,638.61 FY26
Contract Term Amount - September 1 through December 31, 2026

Funding Line 5:

201-540-5458-1160: Water & Sewer Revenue Fund, Professional Services, \$2,322,077.64, FY27
Contract Term Amount - January 1 through August 31, 2027 - subject to the availability of FY2027 funding

Funding Line 6:

201-540-5462-1160: Water & Sewer Revenue Fund, Professional Services, \$2,574,889.98, FY27
Contract Term Amount - January 1 through August 31, 2027 - subject to the availability of FY2027

funding

Funding Line 7:

201-540-5463-1160: Water & Sewer Revenue Fund, Professional Services, \$11,589,435.66, FY27 Contract Term Amount - January 1 through August 31, 2027 - subject to the availability of FY2027 funding

Funding Line 8:

201-540-5476-1160: Water & Sewer Revenue Fund, Professional Services, \$2,982,675.39, FY27 Contract Term Amount - January 1 through August 31, 2027 - subject to the availability of FY2027 funding

Funding Line 9:

201-540-5451-1160: Water & Sewer Revenue Fund, Professional Services, \$402,574, FY27 Contract Term Amount - January 1 through August 31, 2027 - subject to the availability of FY2027 funding

| Key Contract Terms | |
|-----------------------------|---------------------------------|
| Start Date: 9/1/2026 | End Date: |
| Cost Adjustment: | Renewal/Extension Terms: |

Overall Contractor Performance Rating: New vendor

Would you select/recommend this vendor again?

Choose an item.

Report Period Start: **Report Period End:**



INTEROFFICE MEMORANDUM

TO: Felicia Strong-Whitaker, Chief Purchasing Agent
Department of Purchasing & Contract Compliance

FROM: Evaluation Committee Recommendation Letter

DATE: December 5, 2025

PROJECT: 25RFP06272025K-DB Operation & Maintenance Services for Wastewater Facilities & Pump Stations in the North Fulton Service Area

In accordance with the Purchasing Code, a duly appointed Evaluation Committee has reviewed the proposals submitted in response to the above-reference project on behalf of the Department of Public Works.

Three (3) qualified firms submitted proposals for evaluation:

1. Fulton County Wastewater Partners (Inframark - Slater) JV
2. JC Water Partners (Jacobs – C.E.R.M.) JV
3. Veolia Water North America – South LLC/KHAFRA Operations LLC JV

Two (2) firms have submitted responsive and responsible proposers and were considered for award for this project:

1. Fulton County Wastewater Partners (Inframark – Slater) JV
2. Veolia Water North America – South LLC/KHAFRA Operations LLC JV

After review, evaluation and consideration of all available information related to the requirements and evaluation criteria of the RFP, the Evaluation Committee held Oral Interviews and has determined that the proposal submitted by Fulton County Wastewater Partners (Inframark – Slater) JV with a total score of 72.68, is the recommended vendor for the award of Project 25RFP06272025K-DB; Operation & Maintenance Services for Wastewater Facilities & Pump Stations in the North Fulton Service Area.

Evaluation Committee Recommendation Letter

December 5, 2025

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The Evaluation Committee members attest that each member scored each proposal independently in accordance with the evaluation criteria set forth in the Request for Proposal and that their individual score is a part of the final scores in the attached Evaluation Matrix.

SELECTION COMMITTEE MEMBERS:

Adriana Bustillos _____

Adriana Bustillos,
Deputy Director,
Department of Public Works

Terry Peters _____

Terry Peters,
Deputy Director
Department of Public Works

Patrick Person _____

Patrick Person,
Water Distribution System Manager
Department of Public Works

Walter Reque _____

Walter Reque,
Construction Project Manager
Department of Public Works

Evaluation Committee Recommendation Letter

December 5, 2025

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| EVALUATION CRITERIA | WEIGHT | Fulton County Wastewater Partners (Inframark-Slater) | Veolia Water North America-South, LLC/KHAFRA Operations, LLC |
|--|------------|--|--|
| Operation & Maintenance Plan | 25 | 23.44 | 17.19 |
| Qualifications of Key Personnel | 20 | 12.50 | 15 |
| Relevant Project Experience/Past Performance | 15 | 9.38 | 8.44 |
| Environmental Compliance Record | 20 | 10 | 8.75 |
| Availability of Key Personnel | 3 | 2.44 | 2.25 |
| Local Preference | 5 | 5 | 5 |
| Service Disabled Veterans Preference | 2 | 0 | 0 |
| Cost Proposal | 10 | 9.92 | 10 |
| TOTAL SCORE: | 100 | 72.68 | 66.63 |

**To sum Total Score columns, highlight the row and press F9*



**DEPARTMENT OF PUBLIC WORKS
INTEROFFICE MEMORANDUM**

TO: Felicia Strong-Whitaker, Purchasing
FROM: David Clark, Director DC
DATE: December 5, 2025
SUBJECT: New Vendor Memo

The Contractor listed below has not provided this service to the Fulton County Public Works Department. We haven't had the opportunity to evaluate this vendor on their performance.

Project: Operation & Maintenance Services for Wastewater Facilities
& Pump Stations in the North Fulton Service Area

Project #: RFP#25RFP06272025K-DB

Contractor: Inframark-Slater JV dba Fulton County Wastewater Partners
8470 Holcomb Bridge Road
Suite 200
Alpharetta, GA 30022

Contact Information: Doug Worsham, Project Manager

Contact Number: 470-281-1774

Contact Email: DougWordham@inframark.com

If you require additional information, please contact David Clark at: 404-612-2804.

cc: Adriana Bustillos, Deputy Director, Public Works
Roy Barnes, Deputy Director, Public Works
Gerald Pace, Deputy Director, Administration, Public Works
Andrenette Whitlow, Material Management Manager, Public Works
Brian Jones, Chief Assistant Purchasing Agent, Purchasing



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0253

Meeting Date: 5/6/2026

Department

Public Defender

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Request approval of an MOU between Fulton County, on behalf of the Office of the Public Defender, and the United Way of Greater Atlanta in the amount of \$70,000.00 to support a select group of chronically homeless individuals released from the Fulton County Jail by providing transitional housing with case management. The MOU will be effective upon approval by the Board of Commissioners until December 31, 2026.

Requirement for Board Action *(Cite specific Board policy, statute or code requirement)*

In accordance with State of Georgia O.C.G.A 36-10-1, requests for approval of contractual agreements shall be forwarded to the Board of Commissioners for approval.

Strategic Priority Area related to this item *(If yes, note strategic priority area below)*

Justice and Safety

Commission Districts Affected

- All Districts
- District 1
- District 2
- District 3
- District 4
- District 5
- District 6

Is this a purchasing item?

No

Summary & Background:

United Way of Greater Atlanta ("UWGA") will assist the Office of the Public Defender with support of a select group of chronically homeless individuals released from Fulton County Jail by providing transitional housing with case management. UWGA will also provide assistance to clients suffering from substance abuse and physical or mental health concerns, as well as placement of some clients with mental health and/or substance abuse issues into transitional facilities. Since 2015, these critical wraparound services have been provided through the successful partnership of Fulton County, on behalf of the Office of the Public Defender, and UWGA. Continuation of the partnership ensures

ongoing supportive housing and treatment services to eligible Public Defender clients at a lower cost than if they were otherwise housed in jail.

Scope of Work: Transitional housing with case management to a select group of chronically homeless individuals released from Fulton County Jail.

Community Impact: To assist clients with substance abuse and physical or mental health concerns with housing and assistance back into society.

Department Recommendation: To approve the partnership with UWGA to assist clients with mental health and substance abuse concerns transition back into society.

Project Implications: Refer up to ten clients at a time for the housing program which equates to thirty to fifty clients receiving help for the year.

Community Issues/Concerns: None

Department Issues/Concerns: None

Fiscal Impact / Funding Source

Funding Line 1:

100-490-BHIF-1160 - General Fund, Public Defender, BHIF, Professional Services - \$30,000

Funding Line 2:

100-490-4900-1160 - General Fund, Public Defender, PD-Superior Ct., Professional Services - \$40,000



**Memorandum of Understanding between
United Way of Greater Atlanta
And
Fulton County and the Atlanta Circuit Public Defender's Office**

This Memorandum of Understanding ("MOU") develops an agreement between United Way of Greater Atlanta ("UWGA") and Fulton County, through the Atlanta Circuit Public Defender's Office ("Public Defender"), to support a select group of chronically homeless individuals released from Fulton County Jail by providing transitional housing with case management. The details of the agreement are listed below:

WHEREAS, the Public Defender's Alternative Sentencing Specialists provide assistance to clients suffering with substance abuse and physical or mental health concerns; and

WHEREAS, the Public Defender has encountered difficulties in placing some clients with mental health or substance abuse issues in transitional (or other) housing; and

WHEREAS, the UWGA provides, among other things, transitional housing placements and case management services for low-income individuals with mental health or substance abuse issues; and

WHEREAS, the Public Defender has successfully partnered with the UWGA since 2015 to provide transitional housing placement and case management services to dozens of Public Defender clients; and

WHEREAS, the Public Defender desires to continue and increase its partnership with the UWGA to provide valuable services to Public Defender clients; and

WHEREAS, the UWGA desires to continue its partnership with the Public Defender; and

WHEREAS, the costs of providing transitional housing placement and case management services to Public Defender clients are significantly lower than housing clients in jail.

NOW, THEREFORE, in consideration of the mutual benefits to both parties, it is hereby agreed as follows:

ARTICLE 1: Services and Responsibilities of the Parties

1.1 Public Defender Responsibilities. The Public Defender will:

- Refer to the UWGA up to ten (10) clients at a time for the housing program.
- Refer clients who were chronically homeless prior to their entrance to jail.
- Refer clients who are able to operate in a semi-independent, shared living situation.
- Assist UWGA's partner agencies to work through the logistics involved in referring a client.
- Contact the program director working with UWGA to refer appropriate clients.
- Refrain from referring any clients with the following attributes:
 - convicted sex offender
 - convicted of murder
 - convicted felony gun charge
- Provide UWGA with a total of \$70,000.00 (the "Payment Amount") (from FY2026 Budget appropriation) within thirty (30) days of signing the MOU.

1.2 **UWGA Responsibilities.** UWGA and/or its partner agencies will:

- Coordinate the placement of thirty (30) to fifty (50) appropriate Public Defender clients (up to 10 at a time) referred by the Public Defender to UWGA's partner agencies' transitional housing with case management.
- Provide feedback with placements and schedule frequent meetings with the Public Defender and partner agencies to evaluate program effectiveness.
- Select the partner agencies which will provide housing and case management for the project and coordinate referral placements.
- Assure clients appear in court when scheduled.
- Contact the Public Defender's Office Social Work Coordinator within one (1) business day of an individual being non-compliant with the house rules or other program requirements.
- Keep the Public Defender's Office Social Work Coordinator updated and informed on the client's progress for the period in which the client is in their transitional housing program.
- Notify the Public Defender's Office Social Work Coordinator immediately if an individual voluntarily leaves the residential facility ("drop out") against staff recommendations or is re-incarcerated.
- Notify the Public Defender's Office Social Work Coordinator at least 72 hours (3 days) **before** the partnering transitional housing provider discharges the individual from the home if an individual is consistently non-compliant, i.e. refusing to attend scheduled day service program, using drugs or alcohol on the premises, smoking in restricted areas, not taking their prescribed medications, etc.
- Will **immediately** notify the Public Defender's Office Social Work Coordinator once the UWGA is aware that a client has been verbally or physically abusive, which is grounds for their discharge from the program and potentially re-incarceration.

ARTICLE 2: General Terms

2.1 This MOU shall be effective upon execution and shall expire on December 31, 2026 unless amended in writing by both parties.



2.2 The Public Defender shall maintain records related to all work under this MOU and shall make such records available to review upon request by United Way of Greater Atlanta.

2.3 This MOU incorporates all prior negotiations, interpretations, and understanding between the parties and is the full and complete expression of their agreement. Any change, alteration, deletion or addition to the terms set forth in this MOU must be by written amendment executed by all parties.

2.4 Any party may request modification to this MOU. If all parties agree to the proposed modifications, the UWGA shall prepare a document setting forth the changes. Upon execution of such document, the changes shall be in full force and effect.

ARTICLE 3: Termination

3.1. Notwithstanding any other provisions, the Public Defender may terminate this Agreement for its convenience on thirty (30) days' notice by a written notice to UWGA. If the Agreement is terminated for convenience by the Public Defender, as provided in this article, UWGA shall provide the Public Defender a partial refund of the Payment Amount for any services not completed.

IN WITNESS WHEREOF the parties hereto, acting by and through their duly authorized offices have caused their hands to be affixed on the ___ day of _____.

FULTON COUNTY, GEORGIA

ATTEST

Robert L. Pitts, Chairman
Fulton County Board of Commissioner

Tonya R. Grier, Clerk
Clerk to the Commission

APPROVED AS TO FORM:

County Attorney's Office

Maurice G. Kenner
Circuit Public Defender

UNITED WAY OF GREATER ATLANTA

Protip Biswas
Vice President



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0220

Meeting Date: 5/6/2026

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Request approval of a Resolution to establish a minimum annual funding level of two hundred fifty thousand dollars and zero cents (\$250,000.00) for Quality Living Services, Inc., and Sadie G. Mays Health and Rehabilitation Center; and for other purposes. **(Arrington) (HELD ON 4/15/26)**

1 **A RESOLUTION TO ESTABLISH A MINIMUM ANNUAL FUNDING LEVEL OF TWO**
2 **HUNDRED FIFTY THOUSAND DOLLARS AND ZERO CENTS (\$250,000.00) FOR**
3 **QUALITY LIVING SERVICES, INC., AND SADIE G. MAYS HEALTH AND**
4 **REHABILITATION CENTER; AND FOR OTHER PURPOSES.**

5
6 **WHEREAS**, the Fulton County Board of Commissioners is authorized to allocate
7 County funds to support programs and services that promote the health, safety, and
8 welfare of County residents; and

9 **WHEREAS**, Quality Living Services, Inc., provides essential services that
10 support seniors of Fulton County, including housing, social services, and cultural
11 programs to enhance the quality of life for seniors; and

12 **WHEREAS**, Sadie G. Mays Health and Rehabilitation Center is a nursing facility
13 that provides skilled nursing, rehabilitation, and healthcare services to residents in need
14 of specialized medical care and supportive services; and

15 **WHEREAS**, these organizations play a vital role in the County's healthcare and
16 human services network by delivering services that support and enhance the quality of
17 life for individuals and families within the community; and

18 **WHEREAS**, the Fulton County Board of Commissioners recognizes the
19 importance of ensuring stable and efficient funding for organizations that provide critical
20 care and support services to residents who may otherwise lack access to such
21 resources; and

22 **WHEREAS**, increasing annual funding to these organizations will help sustain
23 and expand their capacity to meet the growing needs of the community; and

24 **WHEREAS**, the Fulton County Board of Commissioners finds that allocating a
25 minimum level of annual funding will provide stable support and long-term planning for
26 these service providers; and

27 **WHEREAS**, the Fulton County Board of Commissioners determines that
28 providing financial support to these organizations serves a valid public purpose and
29 contributes to the overall well being of Fulton County residents; and

30 **WHEREAS**, the Fulton County Board of Commissioners finds it in the best
31 interest of the County to increase annual funding to Quality Living Services, Inc. and
32 Sadie G. Mays Health and Rehabilitation Center to support their continued operation
33 and service.

34 **NOW, THEREFORE, BE IT RESOLVED**, that the Fulton County Board of
35 Commissioners hereby establishes a minimum annual funding level of two hundred fifty
36 thousand dollars and zero cents (\$250,000.00) for both Quality Living Services, Inc.,
37 and Sadie G. Mays Health and Rehabilitation Center, subject to appropriation in the
38 County’s annual budget; and

39 **BE IT FURTHER RESOLVED**, that the County Manager, in coordination with the
40 Department of Finance, shall identify and recommend an appropriate funding source
41 within the County’s annual budget, subject to approval by the Board of Commissioners,
42 to support the funding established by this Resolution; and

43 **BE IT FURTHER RESOLVED**, that the Board of Commissioners shall review
44 such funding annually as part of the County’s budget process and may modify such
45 funding levels as deemed appropriate; and

46 **BE IT FINALLY RESOLVED**, that this Resolution shall become effective upon
47 adoption by the Fulton County Board of Commissioners.

48 **PASSED AND ADOPTED** by the Board of Commissioners of Fulton County,
49 Georgia this _____ day of _____, 2026.

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**FULTON COUNTY BOARD OF
COMMISSIONERS**

SPONSORED BY:

Marvin S. Arrington, Jr., Commissioner
(District 5)

ATTEST:

Tonya R. Grier, Clerk to the Commission

APPROVED AS TO FORM:

Y. Soo Jo, County Attorney



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0221

Meeting Date: 5/6/2026

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Request approval a Resolution directing the County Manager to identify funding in the amount of five hundred thousand dollars (\$500,000.00) for the continuation of Fulton County's Summer Youth Internship Program; and for other purposes. **(Arrington) (HELD ON 4/15/26)**

1 **A RESOLUTION DIRECTING THE COUNTY MANAGER TO IDENTIFY FUNDING IN**
2 **THE AMOUNT OF FIVE HUNDRED THOUSAND DOLLARS (\$500,000) FOR THE**
3 **CONTINUATION OF FULTON COUNTY'S SUMMER YOUTH INTERNSHIP**
4 **PROGRAM; AND FOR OTHER PURPOSES.**

5
6 **WHEREAS**, Fulton County has an interest in leading by example in workforce
7 development and supporting initiatives that create opportunities for young residents to
8 succeed; and

9 **WHEREAS**, the Fulton County Board of Commissioners is committed to
10 supporting programs that promote workforce development, job readiness, and
11 opportunities for young residents of Fulton County; and

12 **WHEREAS**, summer jobs programs and internships for youth are also important
13 vehicles to help low-income and at-risk youth gain work experience, expand their social
14 and professional networks, and engage in positive, constructive activities during times
15 that would otherwise be unstructured; and

16 **WHEREAS**, the Fulton County Board of Commissioners recognizes the
17 importance of continuing the Summer Youth Internship Program to benefit the County's
18 youth and workforce; and

19 **WHEREAS**, the Summer Youth Internship Program provides valuable
20 opportunities for participants to gain work experience, develop professional skills, and
21 explore career pathways; and

22 **WHEREAS**, such programs provides early exposure to county government and
23 local career opportunities which encourages participants to remain in or return to Fulton
24 County for future employment; and

25 **WHEREAS**, the continuation of this program requires the identification and
26 allocation of sufficient funding within the County's budget.



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0254

Meeting Date: 5/6/2026

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Request approval of a Resolution to establish proposed annual funding for Quality Living Services, Inc., and Sadie G. Mays Health and Rehabilitation Center, in an amount to be determined year to year; and for other purposes. **(Abdur-Rahman)**

1 **A RESOLUTION TO ESTABLISH PROPOSED ANNUAL FUNDING FOR QUALITY**
2 **LIVING SERVICES, INC., AND SADIE G. MAYS HEALTH AND REHABILITATION**
3 **CENTER, IN AN AMOUNT TO BE DETERMINED YEAR TO YEAR; AND FOR**
4 **OTHER PURPOSES.**

5
6
7 **WHEREAS**, the Fulton County Board of Commissioners is authorized to allocate
8 County funds to support programs and services that promote the health, safety, and
9 welfare of County residents; and

10 **WHEREAS**, Quality Living Services, Inc., provides essential services that
11 support seniors of Fulton County, including housing, social services, and cultural
12 programs to enhance the quality of life for seniors; and

13 **WHEREAS**, Sadie G. Mays Health and Rehabilitation Center is a nursing facility
14 that provides skilled nursing, rehabilitation, and healthcare services to residents in need
15 of specialized medical care and supportive services; and

16 **WHEREAS**, these organizations play a vital role in the County's healthcare and
17 human services network by delivering services that support and enhance the quality of
18 life for individuals and families within the community; and

19 **WHEREAS**, the Fulton County Board of Commissioners recognizes the
20 importance of stable and efficient funding for organizations that provide critical care and
21 support services to residents who may otherwise lack access to such resources; and

22 **WHEREAS**, the Fulton County Board of Commissioners finds that granting
23 legacy status to Quality Living Services, Inc. and Sadie G. Mays Health and
24 Rehabilitation Center will help sustain and expand their capacity to meet the growing
25 needs of the community, provide stable support, and facilitate long term planning; and

26 **WHEREAS**, the Fulton County Board of Commissioners determines that
27 providing financial support to these organizations serves a valid public purpose and
28 contributes to the overall well being of Fulton County residents.

29 **NOW, THEREFORE, BE IT RESOLVED**, that the Fulton County Board of
30 Commissioners hereby states an intent to provide stable annual funding, at an amount
31 to be determined through the County budget process each year, for both Quality Living
32 Services, Inc., and Sadie G. Mays Health and Rehabilitation Center, subject to
33 appropriation in the County’s annual budget.

34 **BE IT FURTHER RESOLVED**, that the County’s annual proposed budget shall
35 include the recommendation of the County Manager, in coordination with the
36 Department of Finance, regarding an appropriate amount and source for the funding
37 outlined in this resolution.

38 **BE IT FURTHER RESOLVED**, that the Board of Commissioners shall review
39 such funding annually as part of the County’s budget process and may approve such
40 funding levels as deemed appropriate.

41 **BE IT FINALLY RESOLVED**, that this Resolution shall become effective upon
42 adoption by the Fulton County Board of Commissioners.

43
44 **PASSED AND ADOPTED** by the Board of Commissioners of Fulton County,
45 Georgia this _____ day of _____, 2026.

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FULTON COUNTY BOARD OF COMMISSIONERS

SPONSORED BY:

Khadijah Abdur-Rahman, Vice-Chair
(District 6)

Robb Pitts, Chairman
(At-Large)

Marvin S. Arrington, Jr., Commissioner
(District 5)

ATTEST:

Tonya R. Grier, Clerk to the Commission

APPROVED AS TO FORM:

Y. Soo Jo, County Attorney



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0255

Meeting Date: 5/6/2026

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Request approval of a Resolution directing the County Manager to identify funding in the amount of two hundred fifty thousand dollars (\$250,000) for the continuation of Fulton County's Summer Youth Internship Program; and for other purposes. **(Abdur-Rahman)**

1 **A RESOLUTION DIRECTING THE COUNTY MANAGER TO IDENTIFY FUNDING IN**
2 **THE AMOUNT OF TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000) FOR**
3 **THE CONTINUATION OF FULTON COUNTY’S SUMMER YOUTH INTERNSHIP**
4 **PROGRAM; AND FOR OTHER PURPOSES.**

5
6 **WHEREAS**, Fulton County has an interest in leading by example in workforce
7 development and supporting initiatives that create opportunities for young residents to
8 succeed; and

9 **WHEREAS**, the Fulton County Board of Commissioners is committed to
10 supporting programs that promote workforce development, job readiness, and
11 opportunities for young residents of Fulton County; and

12 **WHEREAS**, summer job programs and internships for youth are important
13 vehicles to help low-income and at-risk youth gain work experience, expand their social
14 and professional networks, and engage in positive, constructive activities during times
15 that would otherwise be unstructured; and

16 **WHEREAS**, the Fulton County Board of Commissioners recognizes the
17 importance of continuing the Summer Youth Internship Program to benefit the County’s
18 youth and workforce; and

19 **WHEREAS**, the Summer Youth Internship Program provides valuable
20 opportunities for participants to gain work experience, develop professional skills, and
21 explore career pathways; and

22 **WHEREAS**, such programs provide early exposure to county government and
23 local career opportunities, which encourages participants to remain in or return to Fulton
24 County for future employment; and

25 **WHEREAS**, the continuation of this program requires the identification and
26 allocation of sufficient funding within the County’s budget.

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ATTEST:

Tonya R. Grier, Clerk to the Commission

APPROVED AS TO FORM:

Y. Soo Jo, County Attorney



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0256

Meeting Date: 5/6/2026

Requested Action

Request approval of a Resolution authorizing Fulton County, Georgia to accept a donation of office furniture with a total depreciated value of \$24,290.00 from Public Partnerships LLC; authorizing the relocation of the donated furniture from Public Partnerships LLC to various County locations, including but not limited to County Senior Service Centers and 4700 North Point Parkway; authorizing the Chairman to execute any documents needed to memorialize and accept the donation; authorizing the County Attorney to approve any necessary documents as to form and make modifications thereto prior to execution by the Chairman; and for other purposes. **(Thorne)**

1 A RESOLUTION AUTHORIZING FULTON COUNTY, GEORGIA TO ACCEPT A
2 DONATION OF OFFICE FURNITURE WITH A TOTAL DEPRECIATED VALUE OF
3 \$24,290.00 FROM PUBLIC PARTNERSHIPS LLC; AUTHORIZING THE RELOCATION
4 OF THE DONATED FURNITURE FROM PUBLIC PARTNERSHIPS LLC TO VARIOUS
5 COUNTY LOCATIONS INCLUDING BUT NOT LIMITED TO COUNTY SENIOR
6 SERVICE CENTERS AND 4700 NORTH POINT PARKWAY; AUTHORIZING THE
7 CHAIRMAN TO EXECUTE ANY DOCUMENTS NEEDED TO MEMORIALIZE AND
8 ACCEPT THE DONATION; AUTHORIZING THE COUNTY ATTORNEY TO APPROVE
9 ANY NECESSARY DOCUMENTS AS TO FORM AND MAKE MODIFICATIONS
10 THERETO PRIOR TO EXECUTION BY THE CHAIRMAN; AND FOR OTHER
11 PURPOSES.

12 WHEREAS, Fulton County Commissioners, officials, and staff operate from a
13 number of County facilities, including County-owned real property located at 4700 North
14 Point Parkway, Alpharetta, Georgia 30022; and

15 WHEREAS, the Fulton County Department of Aging and Youth Services operates
16 senior centers throughout Fulton County, including Neighborhood Senior Centers and
17 Senior Multipurpose Facilities, which offer a wide array of programming for the benefit of
18 the County's senior citizens; and

19 WHEREAS, Public Partnerships LLC ("PPL") is a financial management services
20 company that facilitates the administrative and financial processes of Medicaid and other
21 government-funded programs so that program participants can choose their care
22 providers and receive their care at home; and

23 WHEREAS, PPL is in the process of relocating its headquarters from Alpharetta,
24 Georgia to New York; and

25 WHEREAS, PPL contacted the County with a desire to donate office furniture with
26 a total depreciated value of Twenty-Four Thousand Two Hundred Ninety and No/100
27 Dollars (\$24,290.00) from its Alpharetta headquarters to the County for the benefit of its
28 Commissioners, officials, staff, and the members of the public that visit and use County
29 facilities; and

30 WHEREAS, the County has determined that the donated furniture could be used
31 at various County locations, including but not limited to, the facility located at 4700 North
32 Point Parkway, Alpharetta, Georgia 30022, as well as several Senior Service Centers
33 operated by the County; and

34 WHEREAS, the Board of Commissioners finds that it is in the best interest of the
35 County to accept the donation of furniture from PPL and relocate it to 4700 North Point
36 Parkway, Alpharetta, Georgia 30022, various Senior Service Centers, and/or other

1 locations determined by the Fulton County Department of Real Estate and Asset
2 Management; and

3 **WHEREAS**, Fulton County Code of Laws § 1-117 gives the Board of
4 Commissioners exclusive authority over the affairs and property of the County; and

5 **WHEREAS**, Fulton County is authorized to accept donations for the benefit of the
6 County and its citizens pursuant to its Home Rule Authority as set forth in Article 9, § 2, ¶
7 1 of the Georgia Constitution.

8 **NOW, THEREFORE, BE IT RESOLVED**, that the Fulton County Board of
9 Commissioners hereby approves and authorizes the acceptance of the donation of office
10 furniture from Public Partnerships LLC, and the relocation of such furniture from Public
11 Partnerships LLC’s headquarters to various County facilities.

12 **BE IT FURTHER RESOLVED**, that the Chairman of the Board of Commissioners
13 is hereby authorized to execute and deliver any documentation required to memorialize
14 and formalize the County’s acceptance of the donated furniture.

15 **BE IT FURTHER RESOLVED**, that the County Attorney is hereby authorized to
16 approve any such necessary documents as to form, and to make such modifications
17 thereto as are necessary to protect the County’s interest prior to execution by the
18 Chairman.

19 **BE IT FINALLY RESOLVED**, that this Resolution shall become effective when
20 adopted, and that all resolutions and ordinances in conflict with this Resolution are hereby
21 repealed to the extent of the conflict.

22 **SO PASSED AND ADOPTED**, this ____ day of _____, 2026.

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**FULTON COUNTY BOARD OF
COMMISSIONERS**

Sponsored by:

Bridget Thorne, Commissioner
(District 1)

1 **ATTEST:**

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

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9 **APPROVED AS TO FORM:**

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13 _____
14 Y. Soo Jo, County Attorney

| Item | Quantity | Unit Price (\$) | Total Value (\$) |
|---------------------------------------|----------|-----------------|------------------|
| Round medium tables | 6 | 150 \$ | 900.00 |
| Round small tables | 3 | 100 \$ | 300.00 |
| Chairs | 33 | 50 \$ | 1,650.00 |
| Desk chairs (black w/cushions) | 20 | 120 \$ | 2,400.00 |
| Desk chairs (grey w/cushions) | 19 | 120 \$ | 2,280.00 |
| Desk | 24 | 200 \$ | 4,800.00 |
| Hydraulic desk | 13 | 400 \$ | 5,200.00 |
| Small hydraulic desk | 9 | 300 \$ | 2,700.00 |
| Couch block seats | 2 | 250 \$ | 500.00 |
| Green cushion bench seats | 2 | 200 \$ | 400.00 |
| Private telephone booths | 2 | 3000 \$ | 6,000.00 |
| Cream bar chairs | 8 | 100 \$ | 800.00 |
| Black bar chairs | 3 | 100 \$ | 300.00 |
| Multi color couch (green, cream | 1 | 600 \$ | 600.00 |
| Large file cabinets | 6 | 250 \$ | 1,500.00 |
| Small under desk file cabinets | 5 | 120 \$ | 600.00 |
| Medium conference table (6-8) | 1 | 1000 \$ | 1,000.00 |
| Large conference table (12 - 15) | 1 | 8000 \$ | 8,000.00 |
| Conference chairs | 13 | 150 \$ | 1,950.00 |
| Square tables | 4 | 195 \$ | 780.00 |
| abstract tables | 4 | 75 \$ | 300.00 |
| Large Hydraulic tables / Fulfillm | 2 | | |
| broken office chairs | 6 | | |
| Light picture | 1 | | |
| White storage cabinets | 2 | | |
| Glass coffee table | 1 | 100 \$ | 100.00 |
| White Couch & 2 chair set | 1 | 1100 \$ | 1,100.00 |
| Small round side tables | 3 | 40 \$ | 120.00 |
| Blue velevet chairs | 4 | | |
| Brown Leather chairs | 2 | | |
| Rolling White Boards | 2 | 150 \$ | 300.00 |
| Easels | 3 | | |
| Odds and ends coffee cups (Goodwill) | | | |
| Odds and ends untensils (Goodwill) | | | |
| Rolling carts | 2 | | |
| reception chairs | 4 | 100 \$ | 400.00 |
| reception tables | 2 | 50 \$ | 100.00 |
| Refrigerators | 2 | 1100 \$ | 2,200.00 |
| Ice maker | 1 | 600 \$ | 600.00 |
| Dishwasher | 1 | 700 \$ | 700.00 |
| | | Total | |
| | | \$ | 48,580.00 |

| Depreciated Unit Value (\$) | Depreciated Total Value (\$) |
|-----------------------------|------------------------------|
| 75 \$ | 450.00 |
| 50 \$ | 150.00 |
| 25 \$ | 825.00 |
| 60 \$ | 1,200.00 |
| 60 \$ | 1,140.00 |
| 100 \$ | 2,400.00 |
| 200 \$ | 2,600.00 |
| 150 \$ | 1,350.00 |
| 125 \$ | 250.00 |
| 100 \$ | 200.00 |
| 1500 \$ | 3,000.00 |
| 50 \$ | 400.00 |
| 50 \$ | 150.00 |
| 300 \$ | 300.00 |
| 125 \$ | 750.00 |
| 60 \$ | 300.00 |
| 500 \$ | 500.00 |
| 4000 \$ | 4,000.00 |
| 75 \$ | 975.00 |
| 97.5 \$ | 390.00 |
| 37.5 \$ | 150.00 |
| | |
| 50 \$ | 50.00 |
| 550 \$ | 550.00 |
| 20 \$ | 60.00 |
| | |
| 75 \$ | 150.00 |
| | |
| 50 \$ | 200.00 |
| 25 \$ | 50.00 |
| 550 \$ | 1,100.00 |
| 300 \$ | 300.00 |
| 350 \$ | 350.00 |
| Total | |
| \$ | 24,290.00 |



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0257

Meeting Date: 5/6/2026

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Request approval of a Resolution to support affordable housing in the English Avenue neighborhood by approving a grant from funds previously set aside to aid in the construction of a 26-unit affordable multifamily development, and for other purposes. **(Barrett/Abdur-Rahman)**

1 **A RESOLUTION TO SUPPORT AFFORDABLE HOUSING IN THE ENGLISH AVENUE**
2 **NEIGHBORHOOD BY APPROVING A GRANT FROM FUNDS PREVIOUSLY SET**
3 **ASIDE TO AID IN THE CONSTRUCTION OF A 26-UNIT AFFORDABLE MULTIFAMILY**
4 **DEVELOPMENT, AND FOR OTHER PURPOSES.**

5
6 **WHEREAS**, Fulton County faces a growing housing affordability crisis, with
7 thousands of low-income families, seniors, people with disabilities, and working
8 households struggling to maintain stable and adequate housing due to rising rents, limited
9 housing supply, and increasing cost burdens; and

10 **WHEREAS**, the Fulton County Commission is dedicated to addressing affordable
11 housing by leveraging public-private partnerships, grant programs, and other tools that
12 make the most efficient use of taxpayer dollars; and

13 **WHEREAS**, Westside Future Fund will construct a new 26-unit multifamily
14 development at 390 and 396 Sunset Avenue NW (“Sunset Avenue”) in the English Avenue
15 neighborhood in which 100% of the units are affordable for 30 years at 30 percent, 60
16 percent, and 80 percent AMI; and

17 **WHEREAS**, the Sunset Avenue project will be new construction on a vacant lot
18 and will not displace any legacy residents; and

19 **WHEREAS**, the funding sources for the Sunset Avenue project budget of
20 \$10,600,165 include philanthropic contributions of \$2,200,000 (20.8%), construction debt
21 of \$3,900,000 (36.8%), owner equity of \$2,200,165 (20.8%), and a Westside Tax
22 Allocation District (TAD) Grant of \$2,500,000 (23.6%); and

23 **WHEREAS**, the Fulton County portion of the Westside TAD Grant which has been
24 approved for this affordable housing project is \$625,000 (or 5.9% of the total investment);
25 and

1 **WHEREAS**, the Westside TAD Grant funding is necessary in its entirety to ensure
2 the project qualifies for the needed state and federal tax credits; and

3 **WHEREAS**, the \$625,000 portion of the Westside TAD Grant that would come from
4 Fulton County’s tax increment is already being held by Invest Atlanta, does not impact
5 Fulton County’s 2026 budget, and cannot be repurposed by Fulton County for any other
6 purpose through 2038; and

7 **WHEREAS**, pursuant to Resolution 98-1452, adopted on November 18, 1998, as
8 amended by Resolution 05-0851 adopted on July 20, 2005, and Resolution 08-1010
9 adopted on December 17, 2008, collectively, the “County Resolution,” the Board of
10 Commissioners of Fulton County consented to the inclusion of its ad valorem property tax
11 increment to fund the Westside TAD through December 31, 2038; and

12 **WHEREAS**, the County Resolution requires that projects financed after December
13 31, 2018, with Fulton County property tax increment generated within the geographical
14 boundaries of the Westside TAD shall be subject to review by Fulton County; and

15 **WHEREAS**, Fulton County is a party to the bond obligations committed to by the
16 Westside TAD and as such, must continue to contribute its tax increment payments to the
17 Westside TAD until such bond obligations are paid in full through 2038; and

18 **WHEREAS**, the Fulton County Board of Commissioners recognizes that the
19 highest and best use of all tax increment dollars contributed to the Westside TAD is to
20 fund projects that will grow the tax base, address affordability, and protect and strengthen
21 Westside Atlanta communities.

22 **NOW, THEREFORE BE IT RESOLVED** that the Fulton County Board of
23 Commissioners hereby consents to the use of \$625,000 of its Westside TAD tax

1 increment dollars to be granted to the Westside Future Fund for the construction of 26
2 affordable housing units in the English Avenue neighborhood as described herein.

3 **PASSED AND ADOPTED** by the Board of Commissioners of Fulton County,
4 Georgia, this 6th day of May 2026.

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**FULTON COUNTY
BOARD OF COMMISSIONERS**

Sponsored by:

Dana Barrett, Commissioner
(District 3)

Co-Sponsored by:

Khadijah Abdur-Rahman, Vice Chair
(District 6)

ATTEST:

Tonya R. Grier,
Clerk to the Commission

APPROVED AS TO FORM:

Y. Soo Jo, County Attorney

Sunset Avenue – Multifamily Development

390 & 396 Sunset Ave NW - Fulton County District 6

Approval to Release Fulton County Portion of Westside TAD Ascension Grant Funds

Summary To authorize the release of \$625,000 of the Fulton County Increment set aside in the Westside TAD Ascension Grant to aid in the construction of a new 26-unit affordable housing development in the English Avenue neighborhood.

Location 390 & 396 Sunset Avenue, NW, Atlanta, GA 30314
Council District: 3 **NPU:** L **APS District:** 2
Fulton County District: 6

Type New Construction Multifamily

Ownership ATL RE Holdings LLC dba
Entity/ Developer Westside Future Fund

Timeline **Construction Period:** 18 months

Affordability Period 30 years

Description Westside Future Fund (WFF) proposes to redevelop a combined 0.51 acres of vacant land in English Avenue. WFF will construct a three-story structure, with a basement level, consisting of 26 units of multifamily housing to be leased to households at 30%, 60% and 80% AMI. Amenities include community space and laundry. Significant site challenges, including steep topography and a City sewer line easement, greatly impact the design and total development cost of the project. Westside TAD funding and considerable philanthropic and owner equity are required to create and maintain the range and duration of affordability.

Affordability Mix

| AMI | # of Units | Unit Floorplan | Sq.ft. | Max. Unit Rental |
|------------------------------------|------------|----------------|---------|------------------|
| 5 units @ 30% AMI or below | | | | |
| 30% | 1 | Studio | 420 | \$564 |
| | 2 | 1BR | 450 | \$604 |
| | 1 | 2BR | 600-725 | \$726 |
| | 1 | 3BR | 910 | \$838 |
| 8 units @ 60% AMI or below | | | | |
| 60% | 1 | Studio | 420 | \$1,129 |
| | 4 | 1BR | 450 | \$1,209 |
| | 2 | 2BR | 600-725 | \$1,452 |
| | 1 | 3BR | 910 | \$1,613 |
| 13 units @ 80% AMI or below | | | | |
| 80% | 3 | Studio | 420 | \$1,506 |
| | 8 | 1BR | 450 | \$1,613 |
| | 2 | 2BR | 600-725 | \$1,936 |
| | 0 | 3BR | 910 | \$2,236 |
| Total Units: | 26 | | | |

Community Benefit

- The project is 100% affordable and includes deeply affordable units at 30% AMI.
- Long-term affordability will be secured through a 30-year LURA.
- The project remediates vacant land and blight in the English Avenue community.
- The units are in proximity to Hollis Innovation Academy, Fulton County Health Center, MARTA rail and bus station, and City parks.

Sunset Avenue – Multifamily Development

390 & 396 Sunset Ave NW - Fulton County District 6

Approval to Release Fulton County Portion of Westside TAD Ascension Grant Funds

Development Budget

Sources

| | |
|-----------------------------|---------------------|
| Philanthropic Contributions | \$2,200,000 |
| Construction Debt | \$3,900,000 |
| Owner Equity | \$2,200,165 |
| Westside TAD Grant | \$2,500,000* |
| Total Sources | \$10,600,165 |

Uses

| | |
|-------------------|---------------------|
| Acquisition | \$443,500 |
| Hard Costs | \$8,825,00 |
| Contingency | \$441,250 |
| Soft Costs | \$890,415 |
| Total Uses | \$10,600,165 |

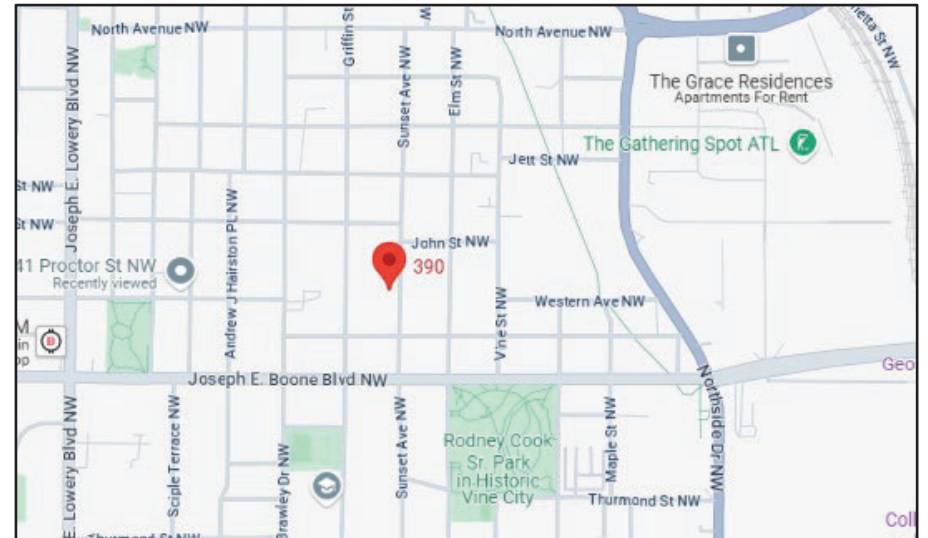
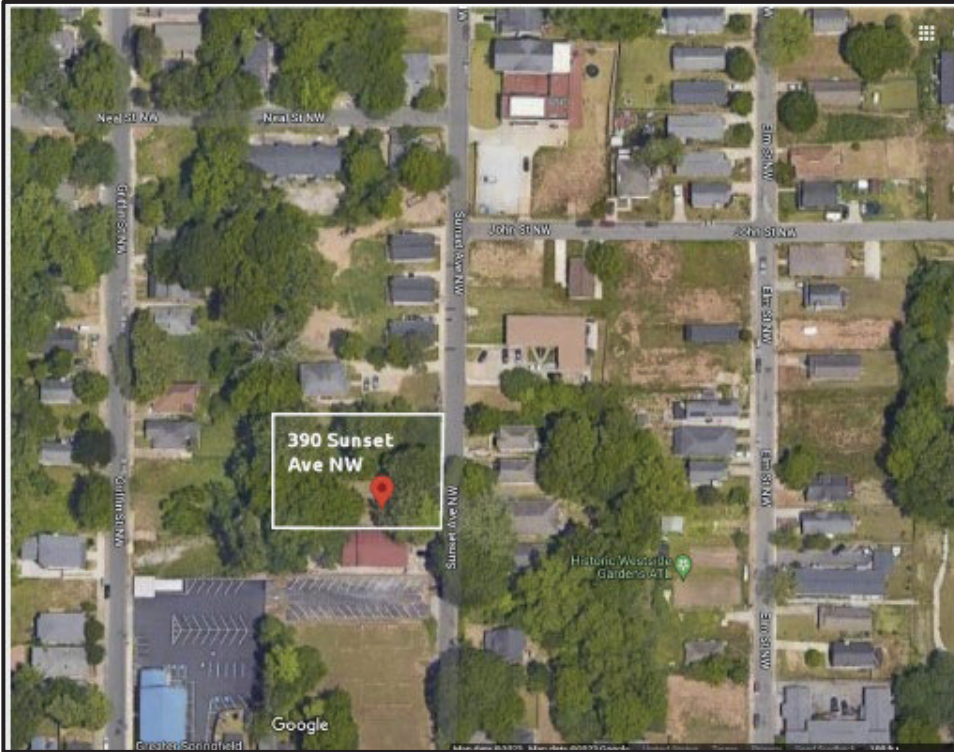
* Fulton County's contribution will be \$625,000 (5.9% of the total investment).

Sunset Avenue – Multifamily Development

390 & 396 Sunset Ave NW - Fulton County District 6

Approval to Release Fulton County Portion of Westside TAD Ascension Grant Funds

Project Location Map



Sunset Avenue – Multifamily Development

390 & 396 Sunset Ave NW - Fulton County District 6

Approval to Release Fulton County Portion of Westside TAD Ascension Grant Funds

Existing Condition



New Building Footprint Project

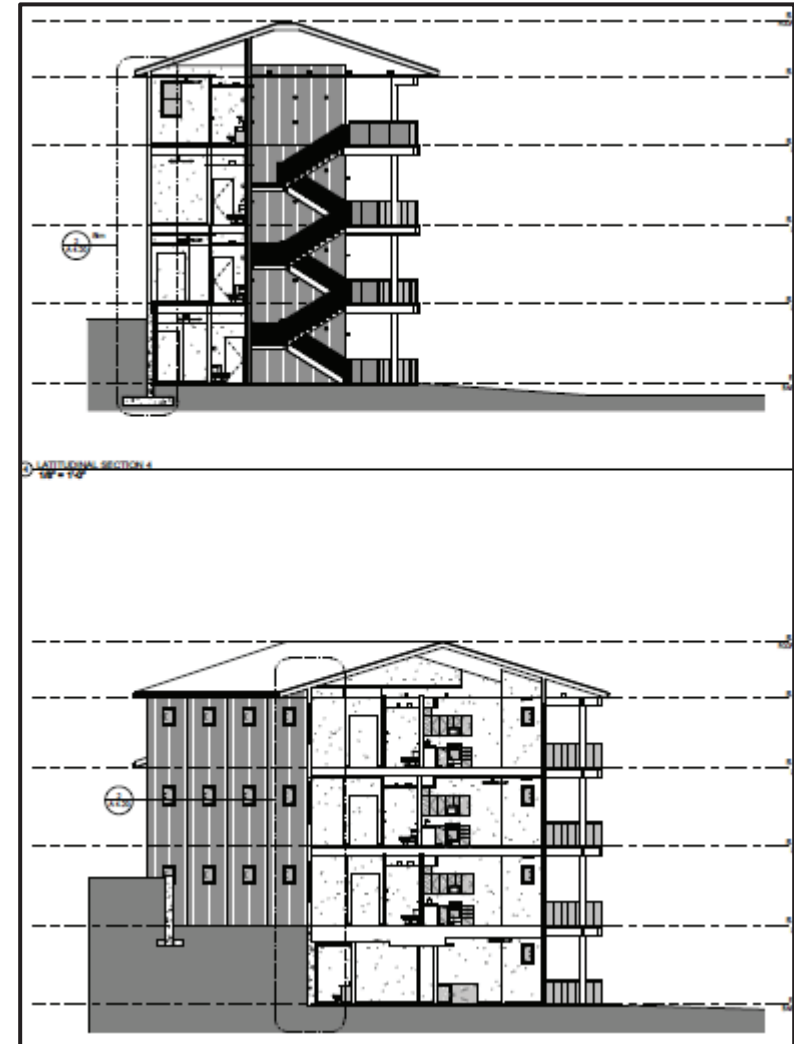
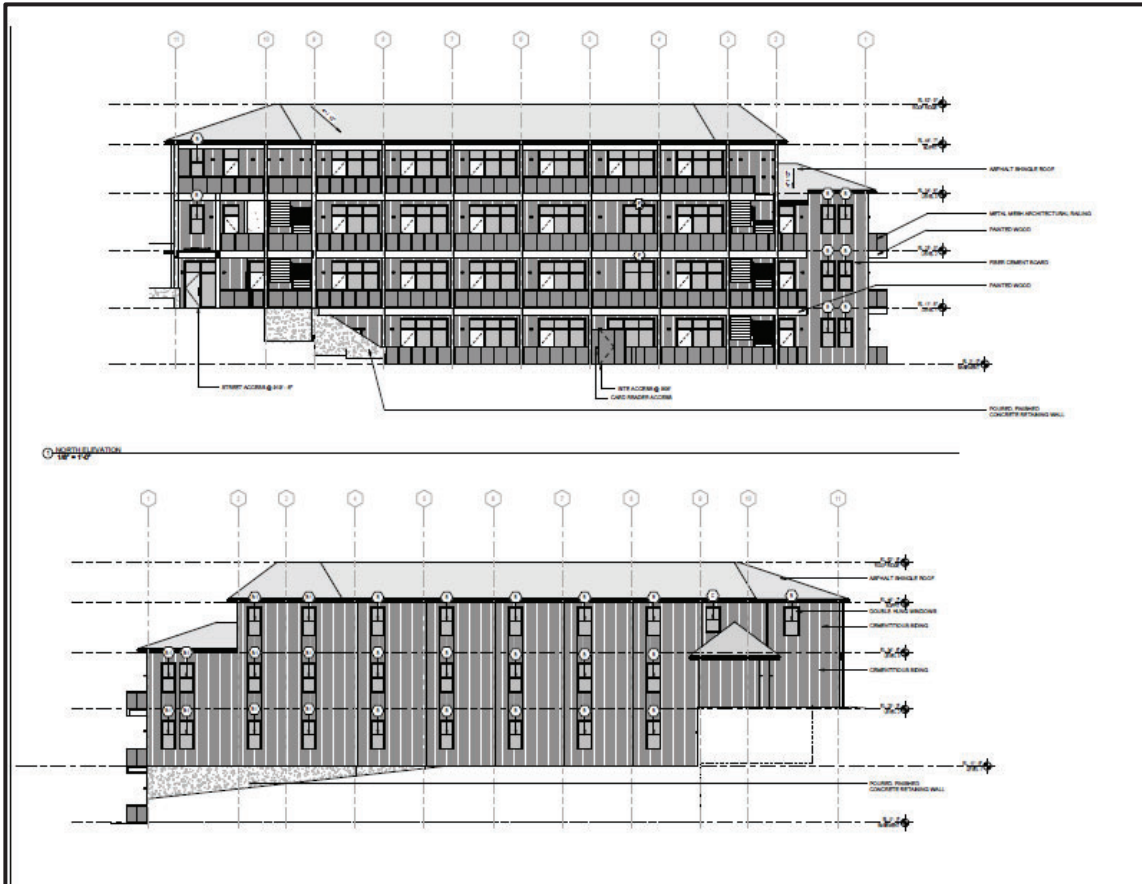


Sunset Avenue – Multifamily Development

390 & 396 Sunset Ave NW - Fulton County District 6

Approval to Release Fulton County Portion of Westside TAD Ascension Grant Funds

Project Elevations

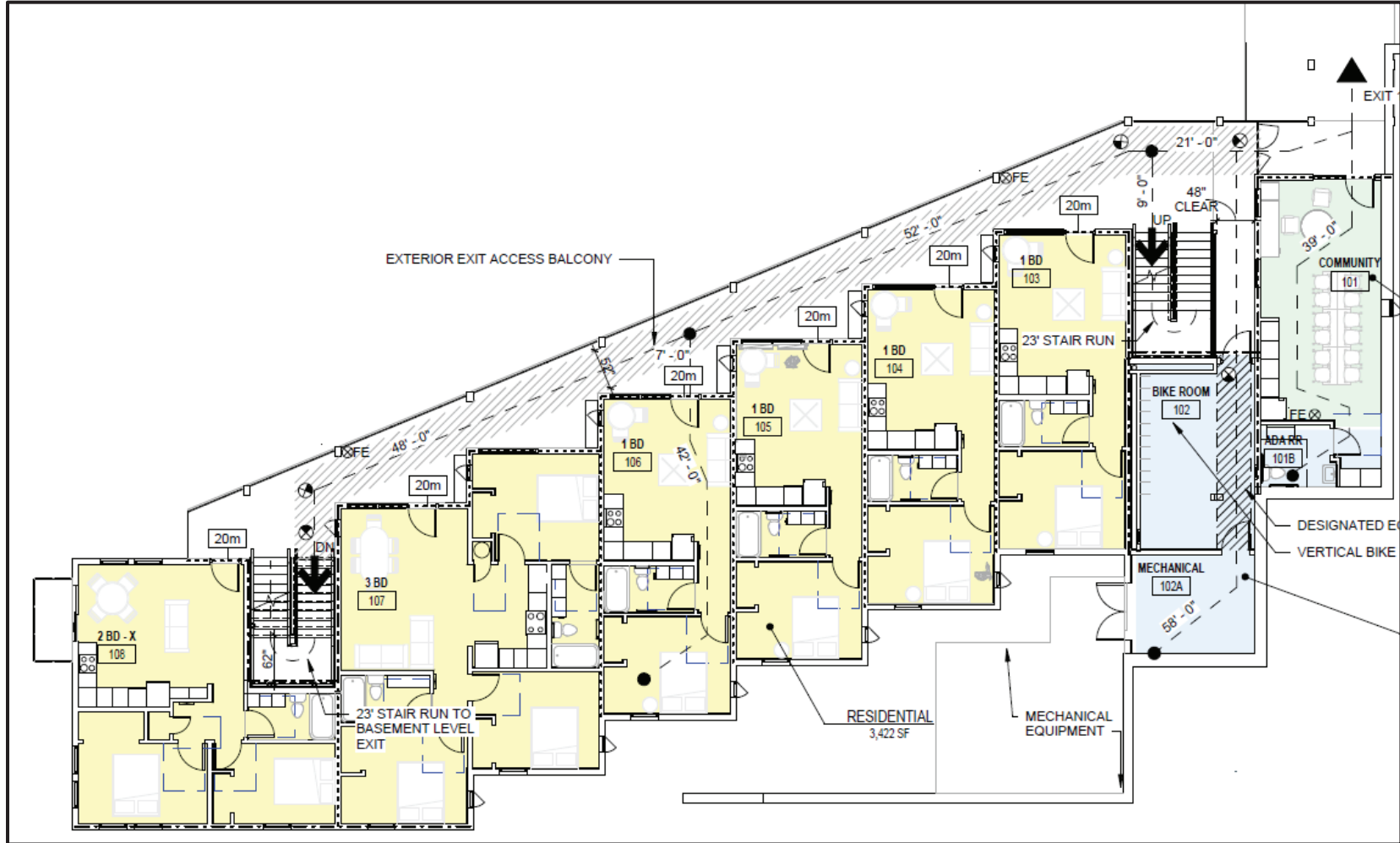


Sunset Avenue – Multifamily Development

390 & 396 Sunset Ave NW - Fulton County District 6

Approval to Release Fulton County Portion of Westside TAD Ascension Grant Funds

Project Floorplan

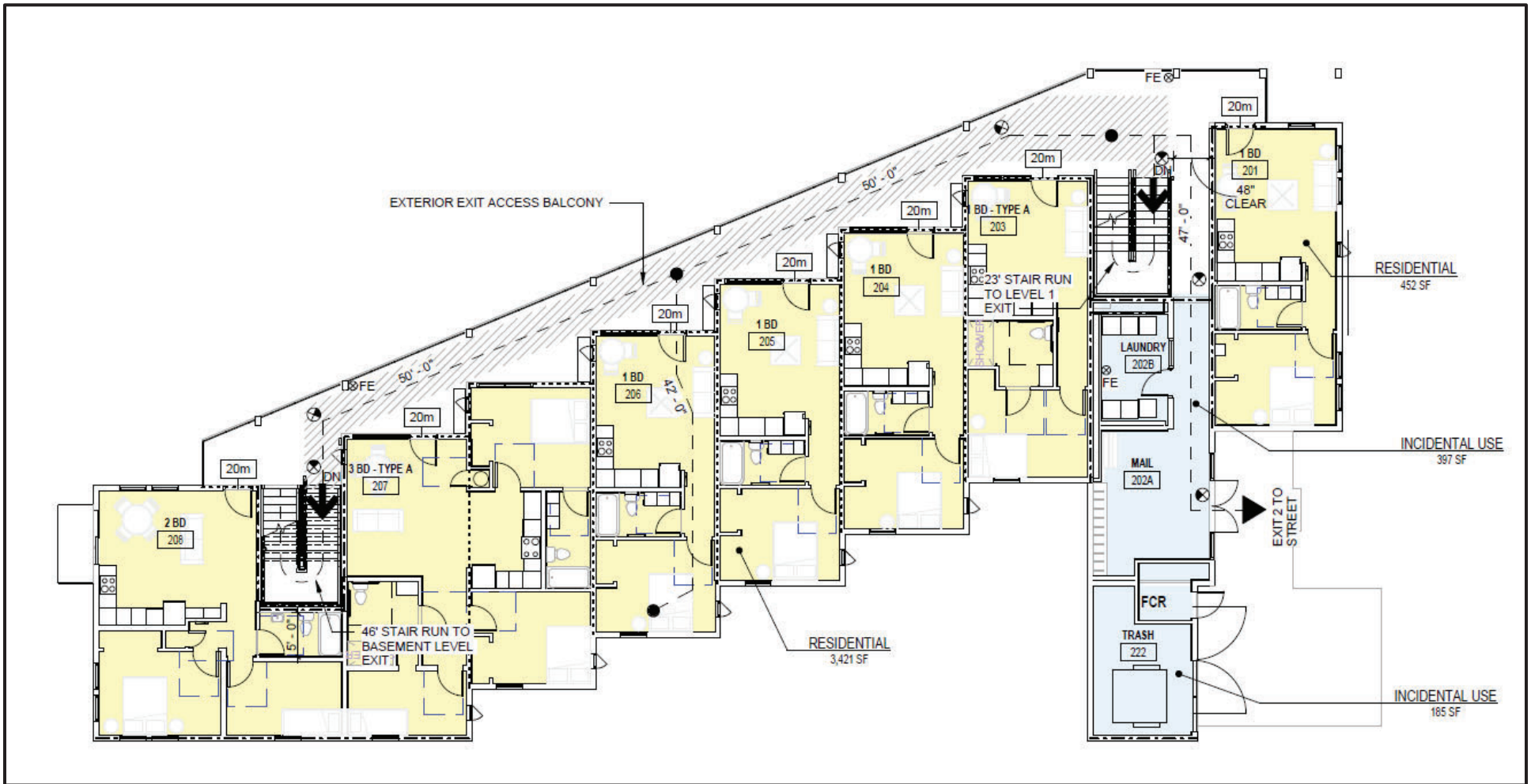


Street Level

Sunset Avenue – Multifamily Development

390 & 396 Sunset Ave NW - Fulton County District 6

Approval to Release Fulton County Portion of Westside TAD Ascension Grant Funds

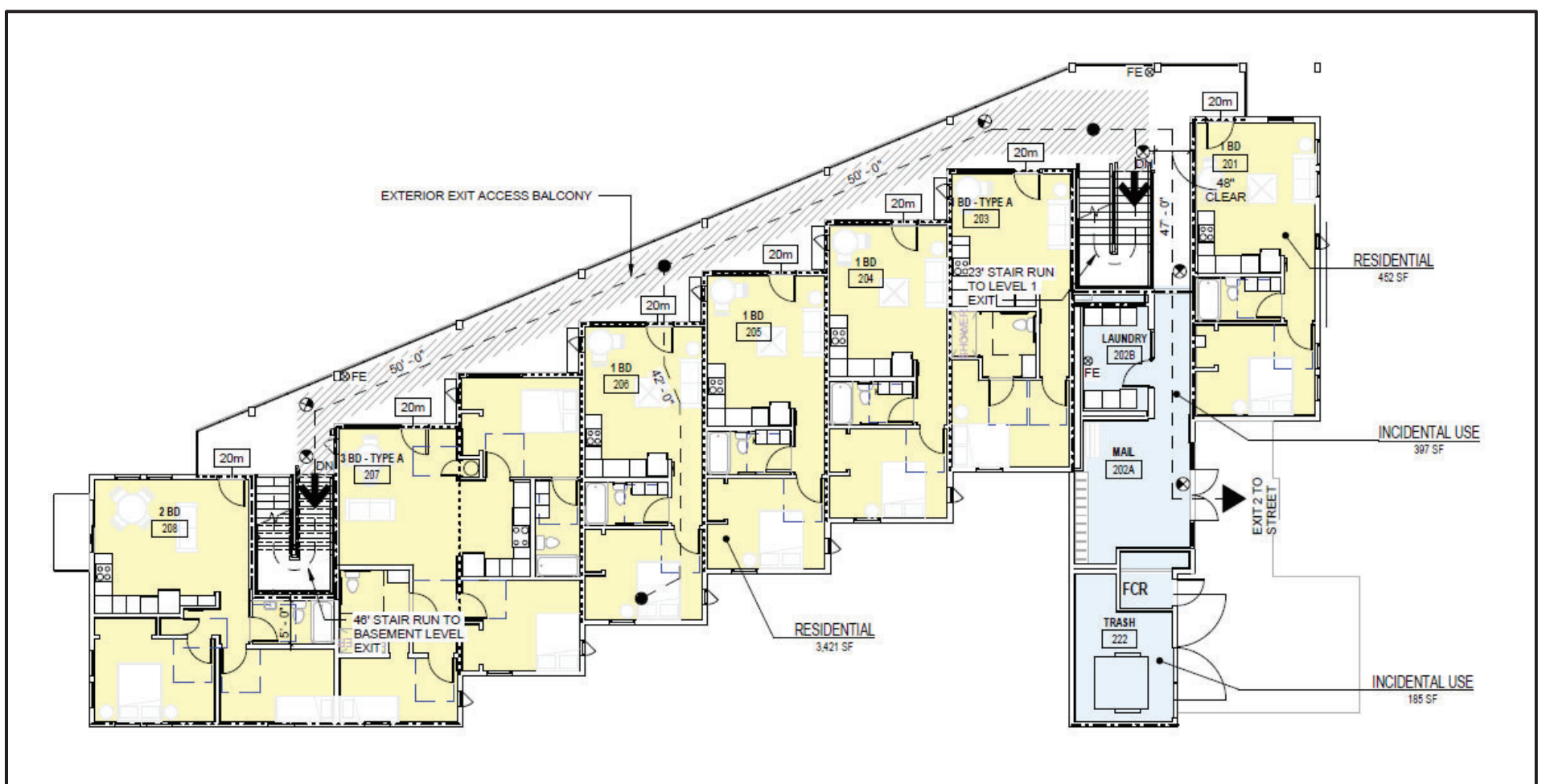


Basement Level

Sunset Avenue – Multifamily Development

390 & 396 Sunset Ave NW - Fulton County District 6

Approval to Release Fulton County Portion of Westside TAD Ascension Grant Funds

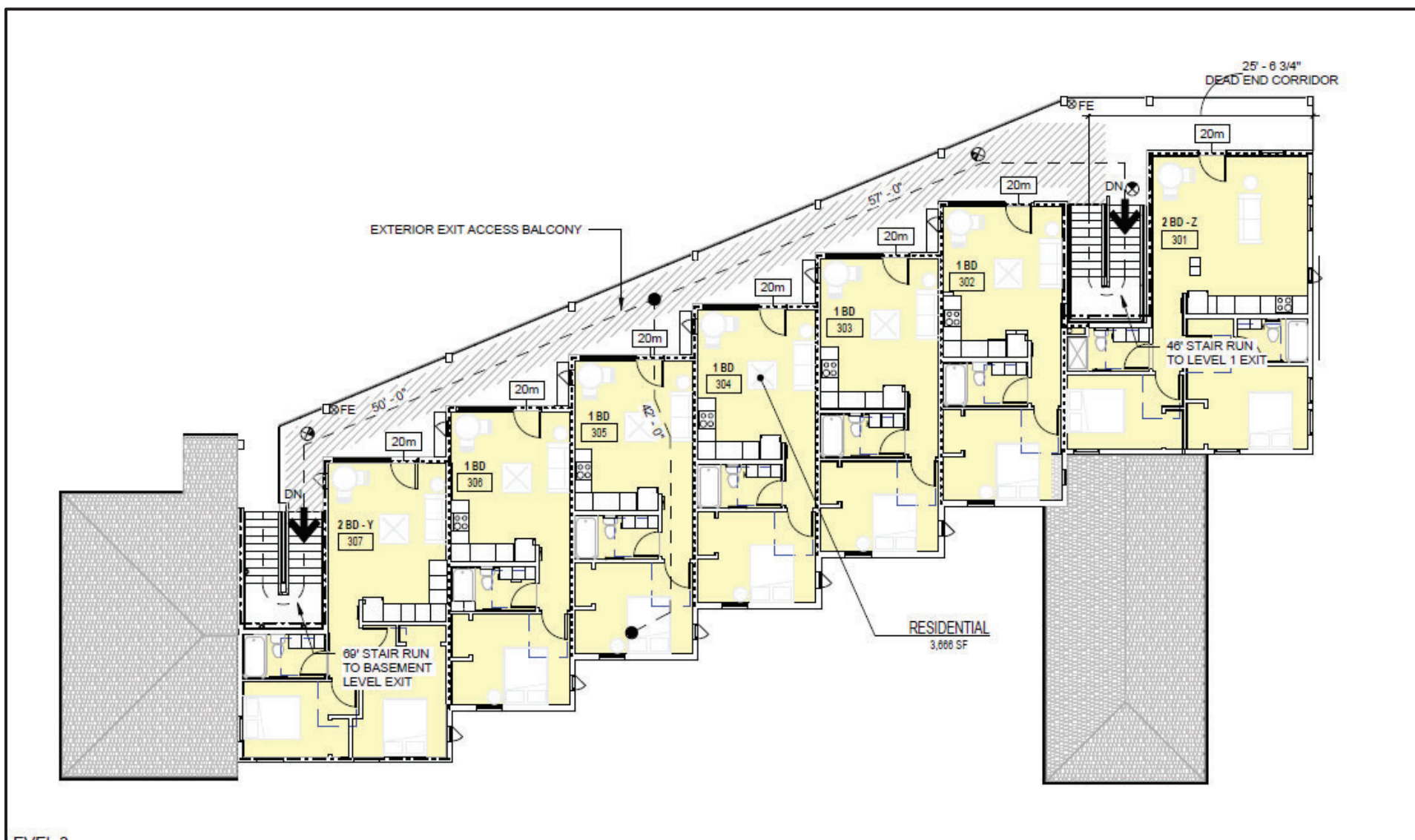


Second Level

Sunset Avenue – Multifamily Development

390 & 396 Sunset Ave NW - Fulton County District 6

Approval to Release Fulton County Portion of Westside TAD Ascension Grant Funds



Third Level

Sunset Avenue – Multifamily Development

390 & 396 Sunset Ave NW - Fulton County District 6

Approval to Release Fulton County Portion of Westside TAD Ascension Grant Funds

Conceptual Design





Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0258

Meeting Date: 5/6/2026

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Request approval of a Resolution to support affordable housing in the English Avenue neighborhood by approving a grant from funds previously set aside to aid in the construction of 14 permanently affordable duplex and single-family homes for sale, and for other purposes.

(Barrett/Abdur-Rahman)

1 **A RESOLUTION TO SUPPORT AFFORDABLE HOUSING IN THE ENGLISH AVENUE**
2 **NEIGHBORHOOD BY APPROVING A GRANT FROM FUNDS PREVIOUSLY SET**
3 **ASIDE TO AID IN THE CONSTRUCTION OF 14 PERMANENTLY AFFORDABLE**
4 **DUPLEX AND SINGLE-FAMILY HOMES FOR SALE, AND FOR OTHER PURPOSES.**

5
6 **WHEREAS**, Fulton County faces a growing housing affordability crisis, with
7 thousands of low-income families, seniors, people with disabilities, and working
8 households struggling to maintain stable and adequate housing due to rising rents, limited
9 housing supply, and increasing cost burdens; and

10 **WHEREAS**, the Fulton County Commission is dedicated to addressing affordable
11 housing by leveraging public-private partnerships, grant programs, and other tools that
12 make the most efficient use of taxpayer dollars; and

13 **WHEREAS**, Atlanta Land Trust, Inc. and Westside Future Fund have partnered to
14 address the community's needs for affordable housing by building 14 permanently
15 affordable for-sale duplex and single-family homes on sites scattered throughout the
16 English Avenue neighborhood; and

17 **WHEREAS**, the community land trust model ensures long-term affordability while
18 allowing families to build equity, stability, and generational wealth; and

19 **WHEREAS**, the 14 new homes will be built on vacant lots and will not displace any
20 legacy residents; and

21 **WHEREAS**, the funding sources for this project's budget of \$5.6M include
22 Westside Future Fund Internal Financing of \$1,300,000 (23.2%), Atlanta Land Trust
23 Internal Financing of \$1,600,000 (28.6%), Metro Atlanta Land Bank Land Subsidy of
24 \$417,261 (7.5%), Community Foundation for Greater Atlanta TogetherATL Loan of
25 \$700,000 (12.5%), Community Foundation for Greater Atlanta WORTH Fund Grant of
26 \$77,000 (1.4%), Georgia Investments in Housing Grant of \$58,737 (1.0%), Deferred

1 Development Fee of \$45,726 (0.8%), and a Westside Tax Allocation District (TAD) Grant
2 of \$1,400,000 (25.0%); and

3 **WHEREAS**, the Fulton County portion of the Westside TAD Grant which has been
4 approved for this affordable housing project is \$350,000 (or 6.3% of the total investment);
5 and

6 **WHEREAS**, the \$350,000 portion of the Westside TAD Grant that would come from
7 Fulton County’s tax increment is already being held by Invest Atlanta, does not impact
8 Fulton County’s 2026 budget, and cannot be repurposed by Fulton County for any other
9 purpose through 2038; and

10 **WHEREAS**, pursuant to Resolution 98-1452, adopted on November 18, 1998, as
11 amended by Resolution 05-0851 adopted on July 20, 2005, and Resolution 08-1010
12 adopted on December 17, 2008, collectively, the “County Resolution,” the Board of
13 Commissioners of Fulton County consented to the inclusion of its ad valorem property tax
14 increment to fund the Westside TAD through December 31, 2038; and

15 **WHEREAS**, the County Resolution requires that projects financed after December
16 31, 2018, with Fulton County property tax increment generated within the geographical
17 boundaries of the Westside TAD shall be subject to review by Fulton County; and

18 **WHEREAS**, Fulton County is a party to the bond obligations committed to by the
19 Westside TAD and as such, must continue to contribute its tax increment payments to the
20 Westside TAD until such bond obligations are paid in full through 2038; and

21 **WHEREAS**, the Fulton County Board of Commissioners recognizes that the
22 highest and best use of all tax increment dollars contributed to the Westside TAD is to

1 fund projects that will grow the tax base, address affordability, and protect and strengthen
2 Westside Atlanta communities.

3 **NOW, THEREFORE BE IT RESOLVED** that the Fulton County Board of
4 Commissioners hereby consents to the use of \$350,000 of its Westside TAD tax
5 increment dollars to be granted to Atlanta Land Trust, Inc. and Westside Future Fund for
6 the development of 14 permanently affordable for-sale duplex and single-family homes in
7 the English Avenue neighborhood as described herein.

8 **PASSED AND ADOPTED** by the Board of Commissioners of Fulton County,
9 Georgia, this 6th day of May 2026.

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**FULTON COUNTY
BOARD OF COMMISSIONERS**

Sponsored by:

Dana Barrett, Commissioner
(District 3)

Co-Sponsored by:

Khadijah Abdur-Rahman, Vice Chair
(District 6)

ATTEST:

Tonya R. Grier,
Clerk to the Commission

1 **APPROVED AS TO FORM:**

2

3

4

5 _____
Y. Soo Jo, County Attorney

Atlanta Land Trust Westside - 14 Duplexes and Single-Family Homes For Sale

English Avenue Neighborhood - Fulton County District 6

Approval to Release Fulton County Portion of Westside TAD Resurgens Fund

Summary To authorize the release of \$350,000 of the Fulton County Increment set aside in the Westside TAD Resurgens Fund to aid in the construction of 14 new construction, permanently affordable for-sale duplex and single-family units in the English Avenue Neighborhood.

Location Scattered Site in English Avenue Neighborhood 30314 and 30318 zip codes
Council District: 3 NPU: L APS District: 2
Fulton County District: 6

Type Duplexes and Single-Family Homes for sale

Ownership Atlanta Land Trust, Inc. & Westside Future Fund

Entity/Developer

Timeline
Construction Start: December 2025
Construction End: December 2026
Initial Occupancy: June 2026

Affordability Period 14 units will be permanently affordable via the Atlanta Land Trust.

Features/ Amenities Washer/dryer connections, high-efficiency appliances, tile backsplash and shower surrounds, off-street parking, and outdoor space via porch, patio, balcony or combination of the three

Unit Mix

| AMI | # of Units | Unit Floorplan | Unit Size | Unit Price |
|------------------------------------|------------|----------------|-----------|------------|
| 1 unit @ 60% AMI or below | | | | |
| 60%* | 1 | 3BR/2.5BA | 1,250 | \$200,000 |
| 8 units @ 80% AMI or below | | | | |
| 80%** | 1 | 2BR/2.5BA | 1,070 | \$240,000 |
| | 3 | 3BR/2.5BA | 1,305 | \$259,000 |
| | 4 | 3BR/3.5BA | 1,574 | \$259,000 |
| 5 units @ 100% AMI or below | | | | |
| 100%*** | 2 | 2BR/2BA | 1,582 | \$246,720 |
| | 2 | 2BR/2BA | 1,660 | \$246,720 |
| | 1 | 3BR/2BA | 1,656 | \$285,120 |
| Total Units: | 14 | | | |

*Unit priced below 60% AMI maximum sale price. Buyers with 65% AMI (interpolated by ALT) will be eligible to purchase.

**Units priced below 80% AMI maximum sale price. Buyers with 80% AMI will be eligible to purchase

***Units priced at 80% AMI maximum sale price. Buyers with 100% AMI will be eligible to purchase

Atlanta Land Trust Westside - 14 Duplexes and Single-Family Homes For Sale
 English Avenue Neighborhood - Fulton County District 6
 Approval to Release Fulton County Portion of Westside TAD Resurgens Fund

Sources

| | |
|--|--------------------|
| WFF Internal Financing | \$1,300,000 |
| ALT Internal Financing | \$1,600,000 |
| Metro Atlanta Land Bank Land Subsidy | \$417,261 |
| Community Foundation for Greater Atlanta (CFGAs) – TogetherATL Loan | \$700,000 |
| CFGAs - WORTH Fund Grant | \$77,000 |
| Georgia Investments in Housing Grant | \$58,737 |
| Deferred Development Fee | \$45,726 |
| Westside TAD | \$1,400,000* |
| Total Sources | \$5,598,724 |

Uses

| | |
|-----------------------------------|--------------------|
| Land Acquisition | \$650,348 |
| Disposition | \$213,500 |
| Soft Costs | \$433,344 |
| Hard Costs | \$4,204,032 |
| Development Fee | \$90,000 |
| Financing Costs | \$7,500 |
| Total Construction Sources | \$5,598,724 |

FINANCING PARTIES Atlanta Land Trust / Westside Future Fund /
 Community Foundation for Greater Atlanta /
 Georgia Investments in Housing / ADA TAD

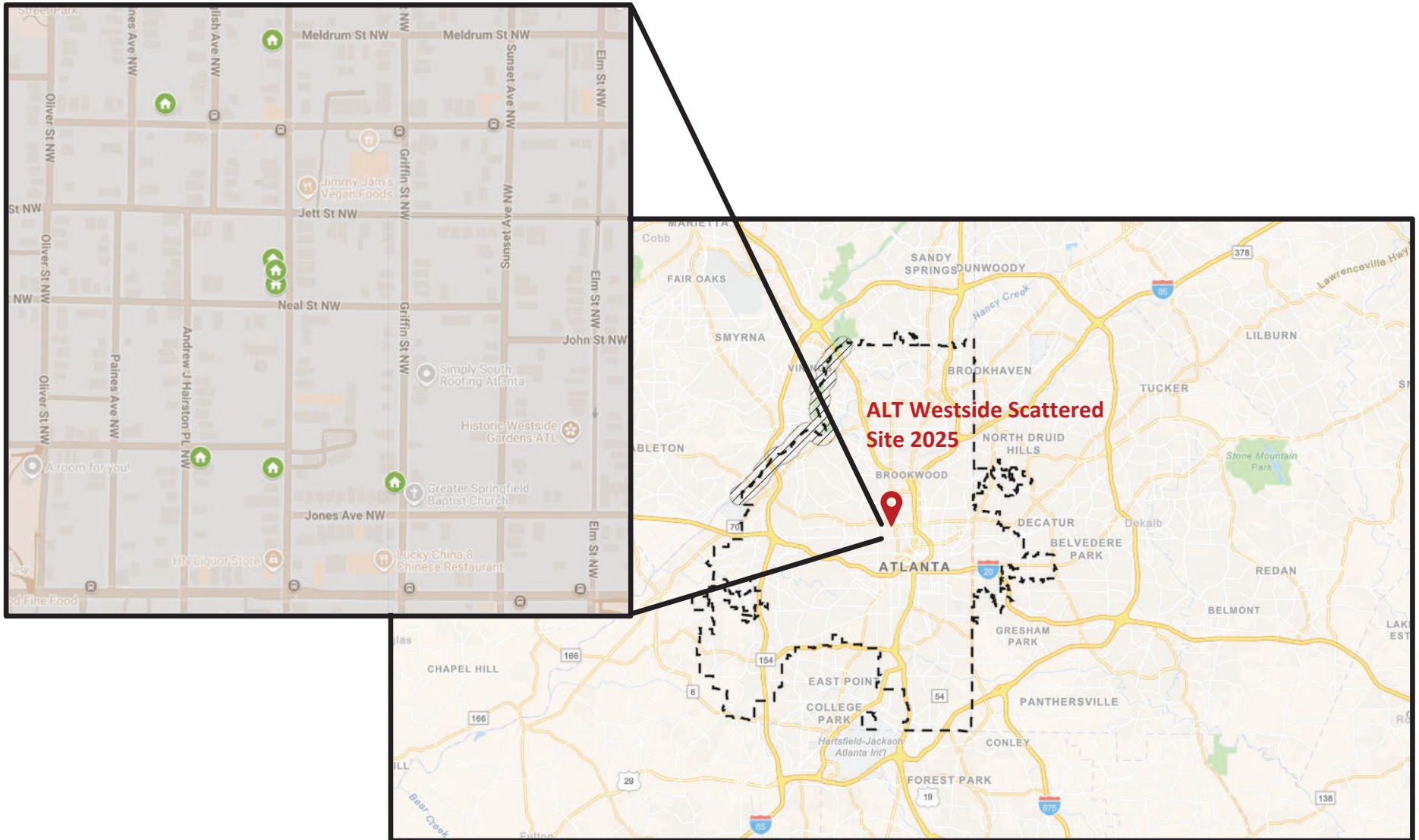
* Fulton County's contribution will be \$350,000 (6.3% of the total investment).

LIST OF PROPERTIES

| Property | Units | Partner |
|-------------------------------|--------------|---|
| 815 Cameron Madison Alexander | 2 | ALT/Dream Home Today (Sonora Construction to be GC) |
| 526 James P Brawley | 2 | ALT/Dream Home Today (Sonora Construction to be GC) |
| 444 James P Brawley | 2 | ALT (oaksATL to be GC) |
| 446 James P Brawley | 2 | ALT (oaksATL to be GC) |
| 442 James P Brawley | 1 | WFF (oaksATL to be GC) |
| 370 James P Brawley | 2 | WFF (Von Michel to be GC) |
| 786 Proctor | 2 | WFF (Von Michel to be GC) |
| 368 Griffin | 1 | ALT (Sims Real Estate Group to be GC) |

Atlanta Land Trust Westside - 14 Duplexes and Single-Family Homes For Sale
English Avenue Neighborhood - Fulton County District 6
Approval to Release Fulton County Portion of Westside TAD Resurgens Fund

PROJECT LOCATION MAP



Atlanta Land Trust Westside - 14 Duplexes and Single-Family Homes For Sale
English Avenue Neighborhood - Fulton County District 6
Approval to Release Fulton County Portion of Westside TAD Resurgens Fund

PROJECT RENDERINGS



**815 Cameron Madison Alexander
& 526 James P Brawley**



786 Proctor



370 James P Brawley (Left Unit)

Atlanta Land Trust Westside - 14 Duplexes and Single-Family Homes For Sale
English Avenue Neighborhood - Fulton County District 6
Approval to Release Fulton County Portion of Westside TAD Resurgens Fund



368 Griffin
(Picture of different home with identical design)



442, 444, 446 James P Brawley

Atlanta Land Trust Westside - 14 Duplexes and Single-Family Homes For Sale
English Avenue Neighborhood - Fulton County District 6
Approval to Release Fulton County Portion of Westside TAD Resurgens Fund

CURRENT SITE PHOTOS



815 Cameron Madison Alexander



526 James P Brawley



786 Proctor



370 James P Brawley

Atlanta Land Trust Westside - 14 Duplexes and Single-Family Homes For Sale

English Avenue Neighborhood - Fulton County District 6

Approval to Release Fulton County Portion of Westside TAD Resurgens Fund



368 Griffin



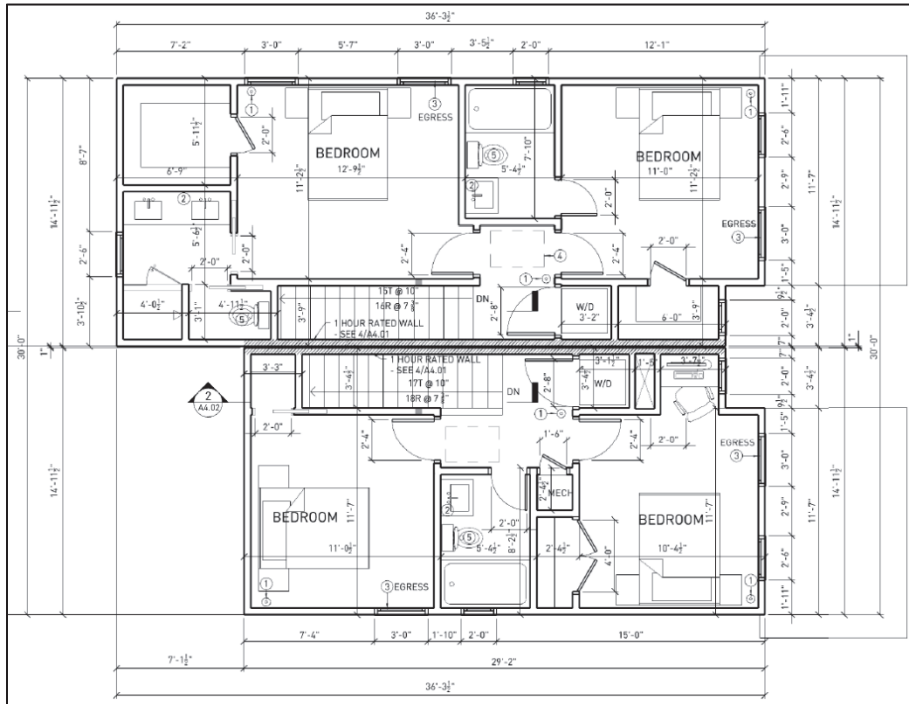
444, 446 James P Brawley



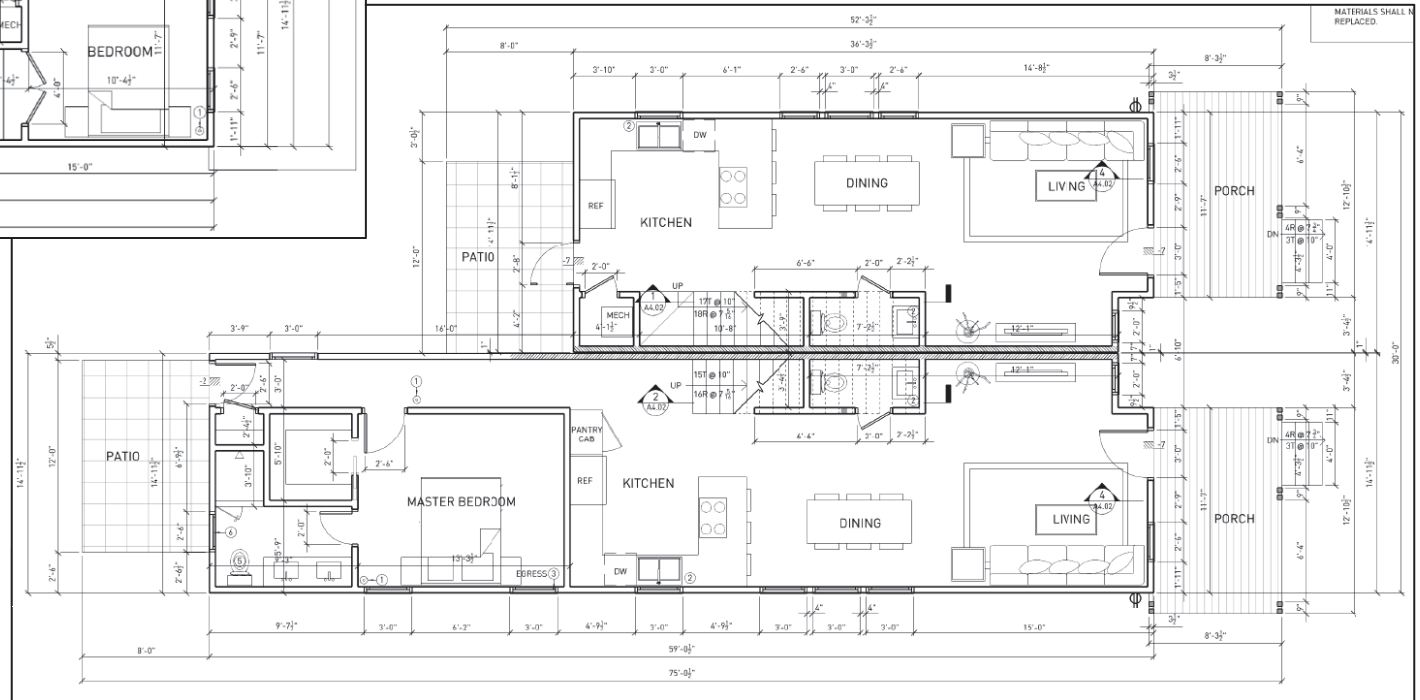
442 James P Brawley

Atlanta Land Trust Westside - 14 Duplexes and Single-Family Homes For Sale
 English Avenue Neighborhood - Fulton County District 6
 Approval to Release Fulton County Portion of Westside TAD Resurgens Fund

FLOOR PLANS



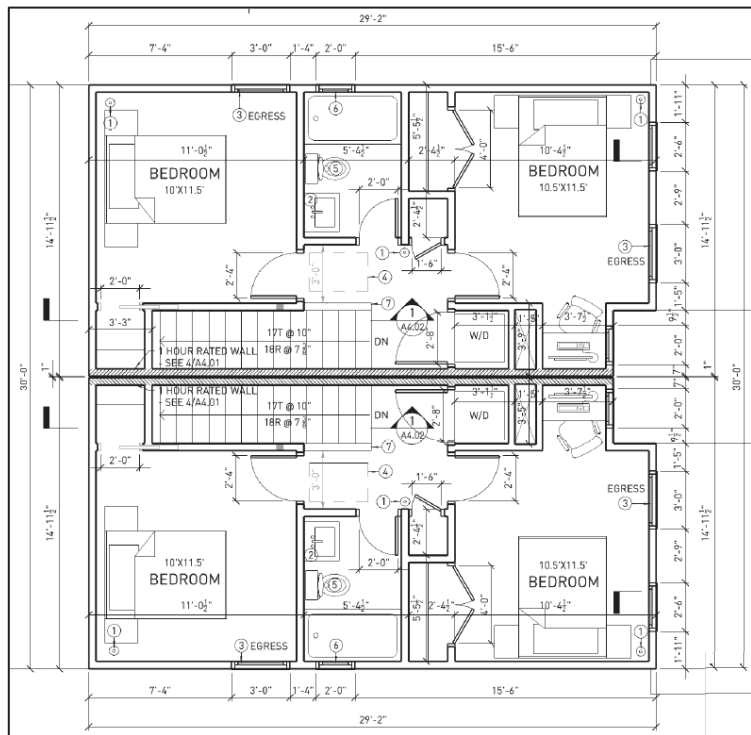
2nd Floor



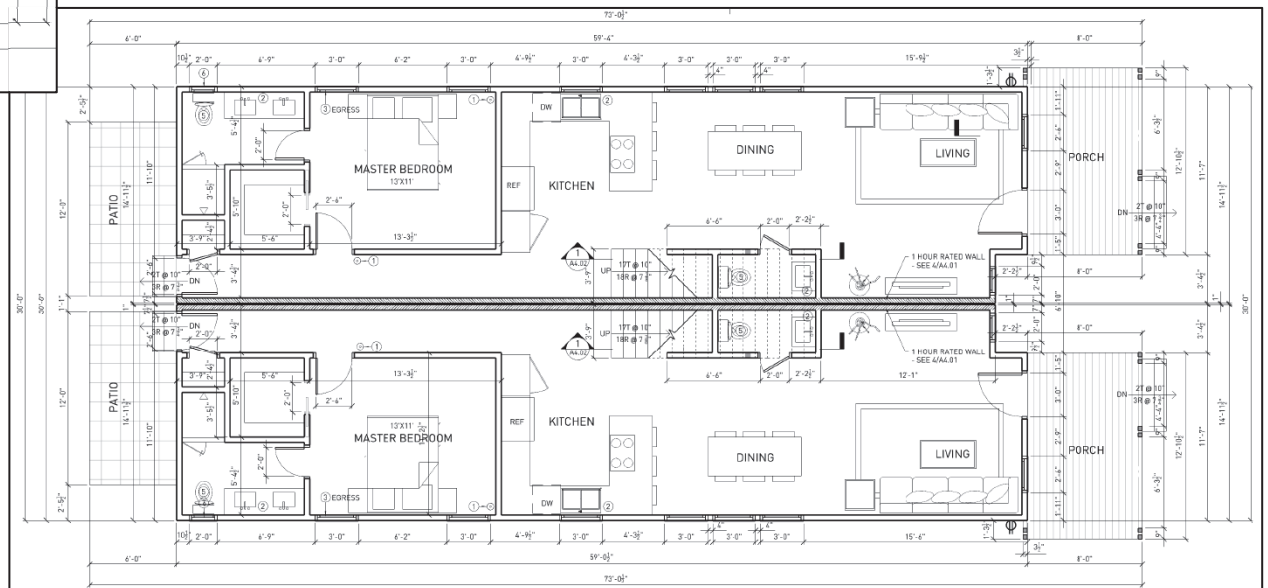
1st Floor

815 Cameron Madison Alexander

Atlanta Land Trust Westside - 14 Duplexes and Single-Family Homes For Sale
 English Avenue Neighborhood - Fulton County District 6
 Approval to Release Fulton County Portion of Westside TAD Resurgens Fund



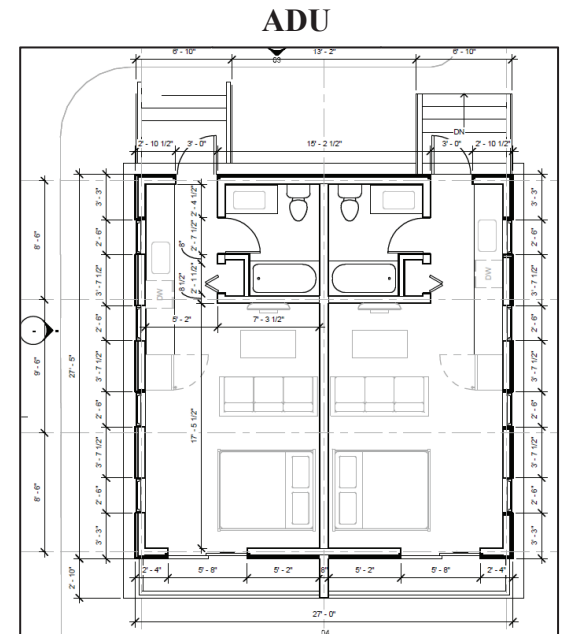
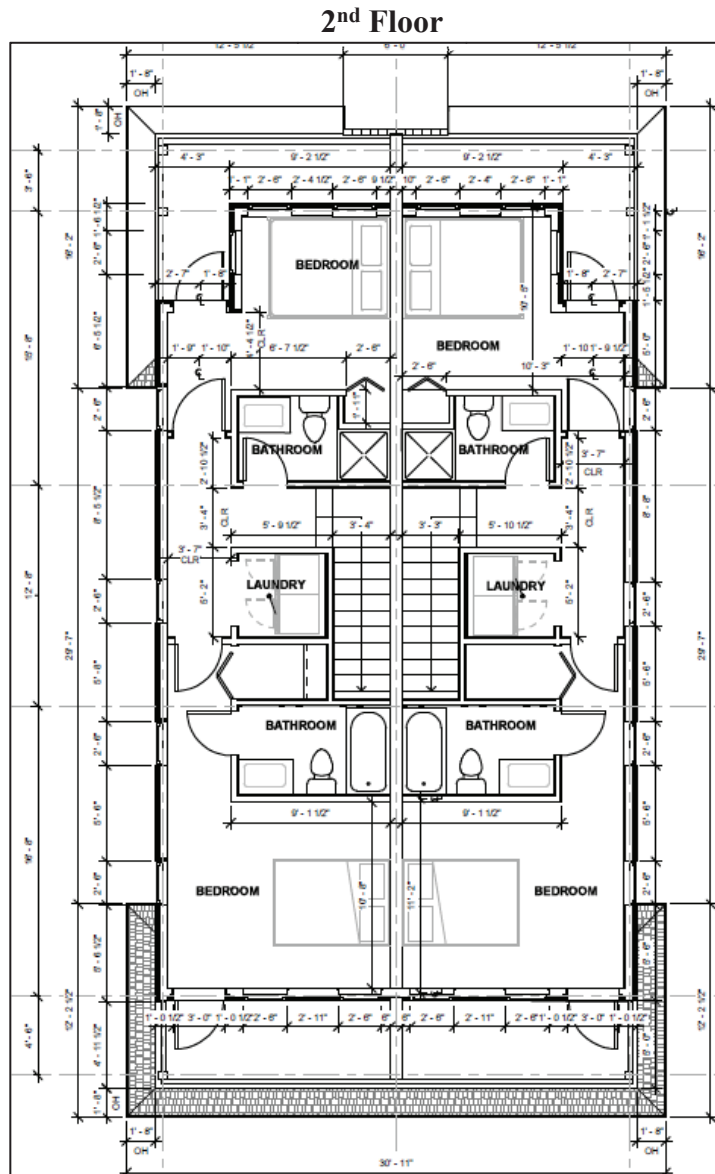
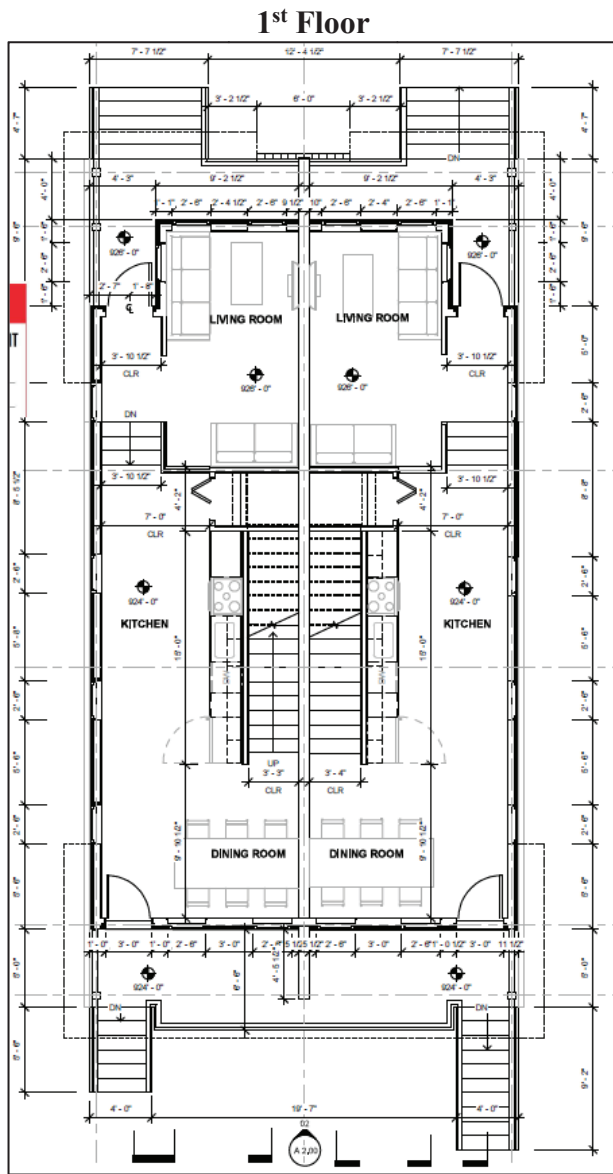
2nd Floor



1st Floor

526 James P Brawley

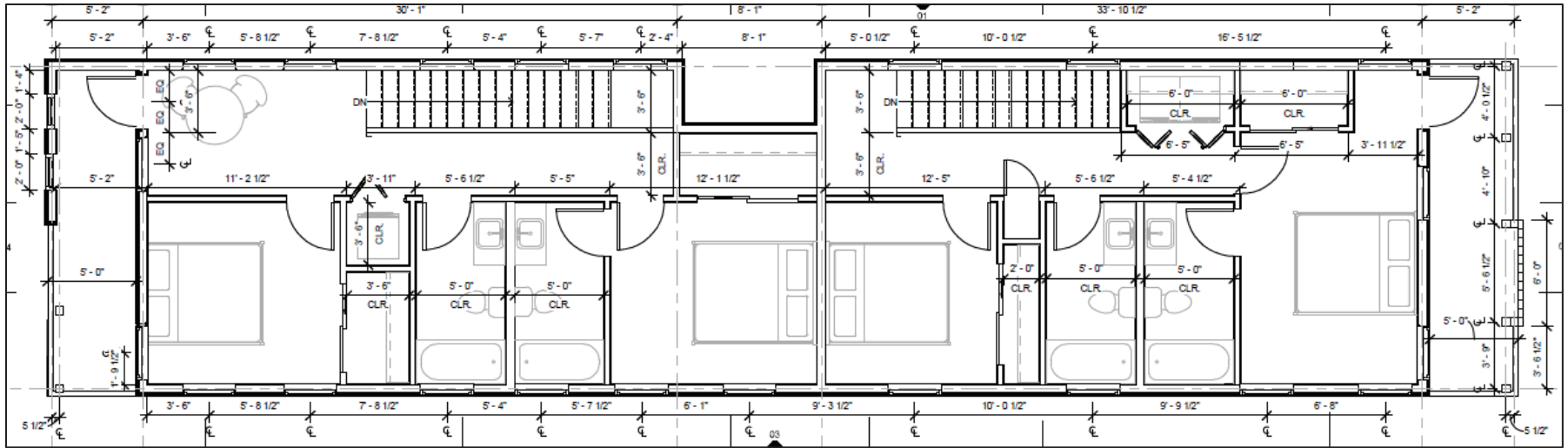
Atlanta Land Trust Westside - 14 Duplexes and Single-Family Homes For Sale
 English Avenue Neighborhood - Fulton County District 6
 Approval to Release Fulton County Portion of Westside TAD Resurgens Fund



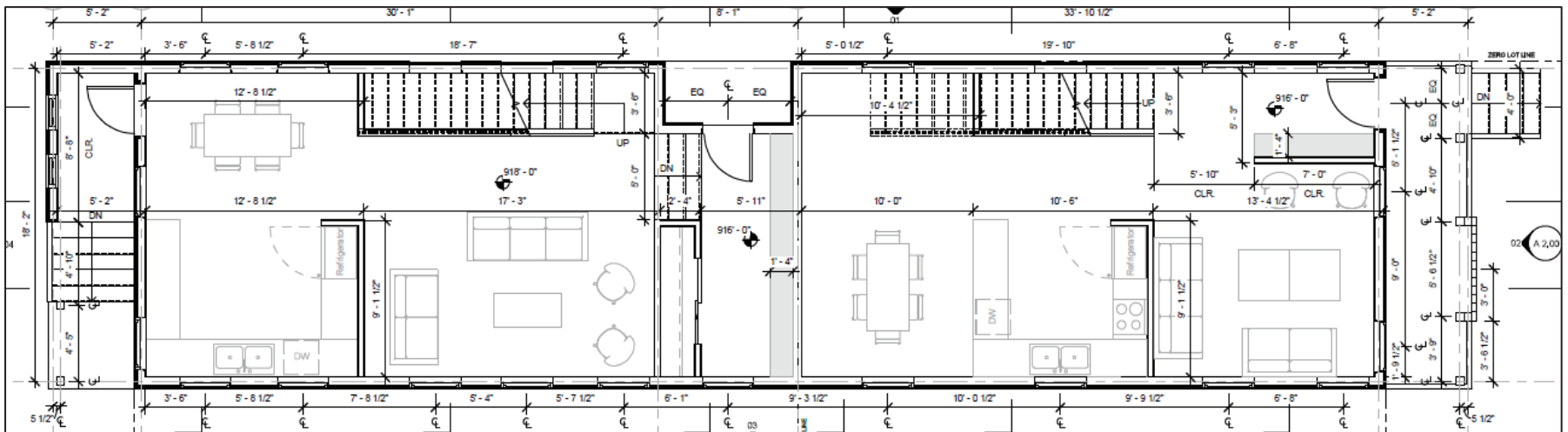
786 Proctor

Atlanta Land Trust Westside - 14 Duplexes and Single-Family Homes For Sale
English Avenue Neighborhood - Fulton County District 6
Approval to Release Fulton County Portion of Westside TAD Resurgens Fund

2nd Floor



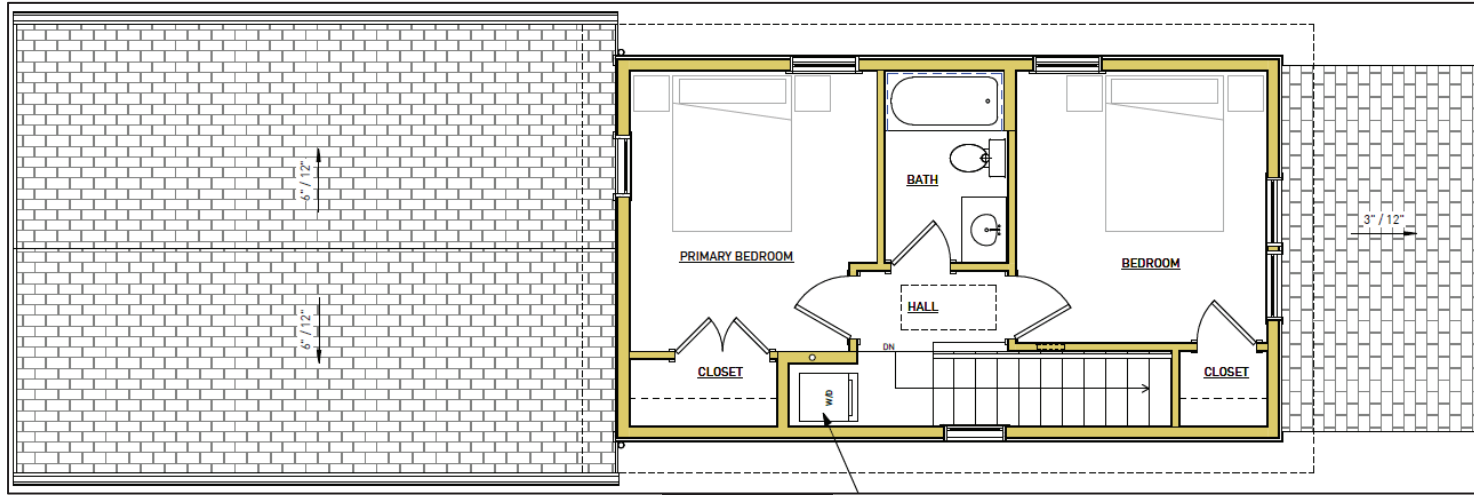
1st Floor



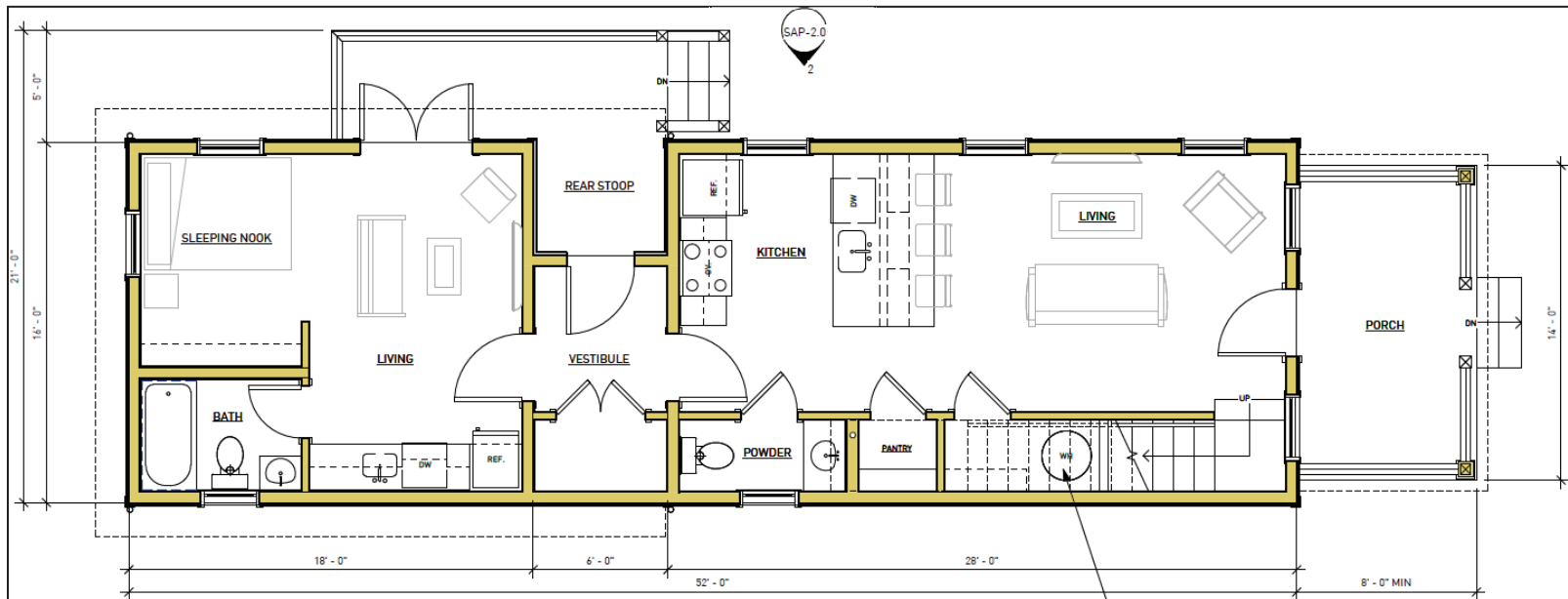
370 James P Brawley

Atlanta Land Trust Westside - 14 Duplexes and Single-Family Homes For Sale
English Avenue Neighborhood - Fulton County District 6
Approval to Release Fulton County Portion of Westside TAD Resurgens Fund

2nd Floor

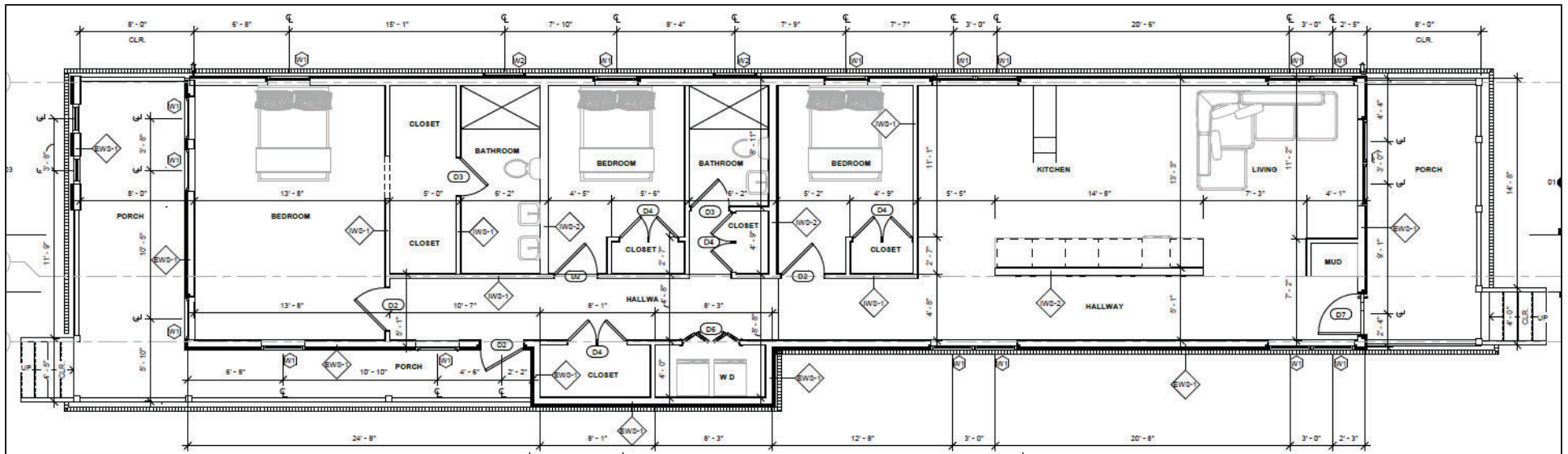


1st Floor



368 Griffin

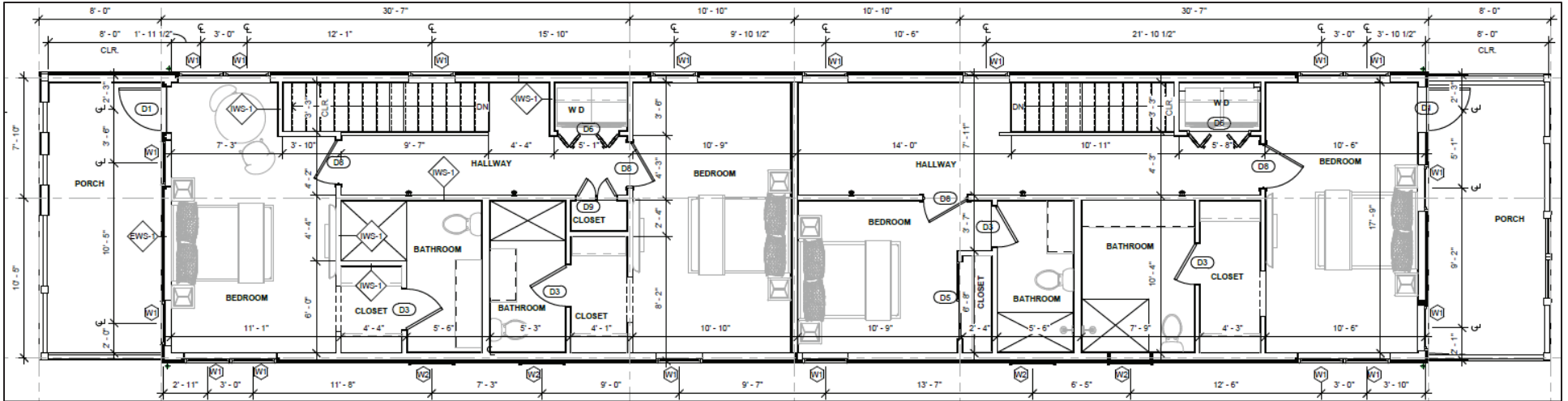
Atlanta Land Trust Westside - 14 Duplexes and Single-Family Homes For Sale
English Avenue Neighborhood - Fulton County District 6
Approval to Release Fulton County Portion of Westside TAD Resurgens Fund



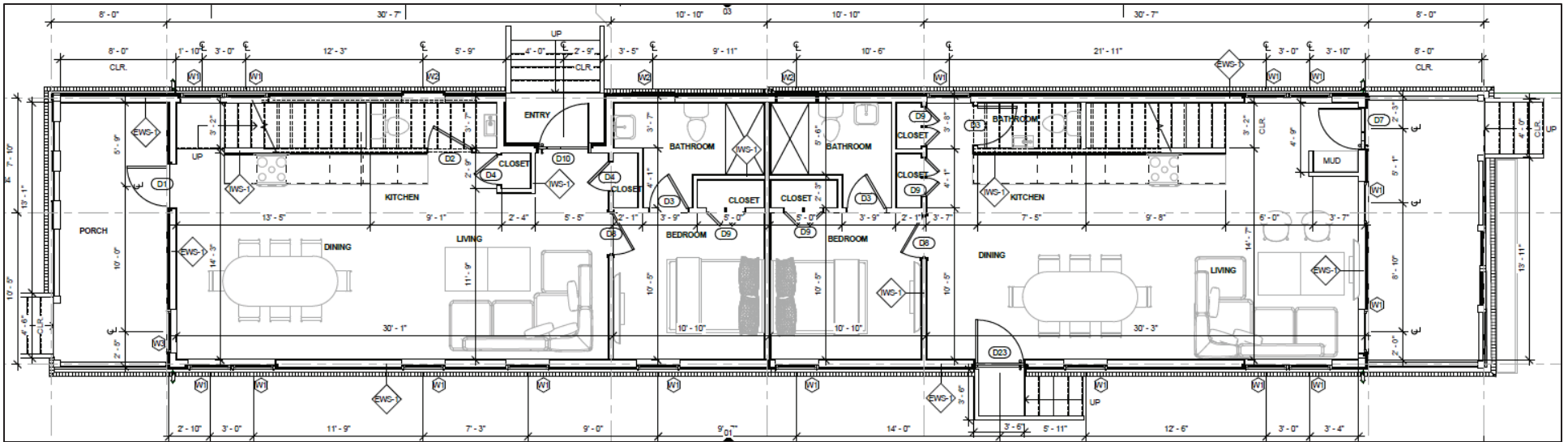
442 James P Brawley

Atlanta Land Trust Westside - 14 Duplexes and Single-Family Homes For Sale
 English Avenue Neighborhood - Fulton County District 6
 Approval to Release Fulton County Portion of Westside TAD Resurgens Fund

2nd Floor



1st Floor



444, 446 James P Brawley



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0259

Meeting Date: 5/6/2026

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Request approval of a Resolution to accept a mural painting from the estate of Helene S. Mills; to designate its placement in the lobby of the Helene S. Mills Senior Center, if possible; and for other purposes. **(Pitts)**

1 **A RESOLUTION TO ACCEPT A MURAL PAINTING FROM THE ESTATE OF HELENE**
2 **S. MILLS; TO DESIGNATE ITS PLACEMENT IN THE LOBBY OF THE HELENE S.**
3 **MILLS SENIOR CENTER, IF POSSIBLE; AND FOR OTHER PURPOSES.**

4 **WHEREAS**, Helene S. Mills was a dedicated Atlanta community advocate and
5 activist who called for enriched and expansive services for seniors in Fulton County; and

6 **WHEREAS**, Ms. Mills was a lifelong resident of the Old Fourth Ward in Fulton
7 County, advocating for seniors, women, affordable housing, and social justice; and

8 **WHEREAS**, Ms. Mills was part of the trailblazing group that lobbied for the creation
9 of Fulton County's senior facilities to ensure that retired seniors had places to learn and
10 socialize; and

11 **WHEREAS**, Fulton County's Helene S. Mills Senior Multipurpose Facility is
12 named for the late community activist, and serves as a focal point in the community to
13 enrich the minds, bodies, and spirits of independent seniors, age 55 and older; and

14 **WHEREAS**, to commemorate the life of Ms. Mills, the Estate of Helene S. Mills
15 has commissioned local Atlanta artist Charmaine Minnifield to create a mural which
16 incorporates a portrait of the late Ms. Mills to be displayed prominently in the Helene S.
17 Mills Senior Multipurpose Facility; and

18 **WHEREAS**, FCC § 1-117 allows the Board of Commissioners to exercise
19 exclusive jurisdiction and control over collecting and appropriating money for its use and
20 benefit, and for the promotion of health; and

21 **WHEREAS**, the Estate of Helene S. Mills has offered to donate this mural of the
22 late Ms. Mills to Fulton County for display in the lobby at the Helene S. Mills Senior
23 Multipurpose Facility.

24 **NOW, THEREFORE, BE IT RESOLVED**, that the Fulton County Board of
25 Commissioners hereby approves and accepts the donation of this mural by artist
26 Charmaine Minniefield of the late Ms. Mills to Fulton County for display at the Fulton
27 County Helene S. Mills Senior Multipurpose Facility.

28 **BE IT FURTHER RESOLVED**, that the mural shall be displayed prominently in the
29 lobby of the Fulton County Helene S. Mills Senior Multipurpose Facility, if possible.

30 **BE IT FINALLY RESOLVED**, that this Resolution shall become effective when
31 adopted, and that all resolutions and parts of resolutions in conflict with this Resolution
32 are hereby repealed to the extent of the conflict.

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SO PASSED AND ADOPTED, this ____ day of _____, 2026.

FULTON COUNTY BOARD OF COMMISSIONERS

Sponsored by:

Robb Pitts, Chairman (At-Large)

ATTEST:

APPROVED AS TO FORM

Tonya R. Grier,
Clerk to the Commission

Y. Soo Jo,
County Attorney

