

1 A RESOLUTION AUTHORIZING A MASTER LEASE AGREEMENT BETWEEN  
2 FULTON COUNTY, GEORGIA (LESSOR) AND MICROLIFE INSTITUTE, INC.  
3 (LESSEE) FOR COUNTY-OWNED REAL ESTATE LOCATED AT 4807 COCHRAN  
4 ROAD, UNION CITY, GEORGIA, FOR THE DEVELOPMENT OF A COMMUNITY OF  
5 COTTAGE HOMES THEREON; AUTHORIZING THE CHAIRMAN TO EXECUTE THE  
6 MASTER LEASE AGREEMENT AND RELATED DOCUMENTS; AUTHORIZING THE  
7 COUNTY ATTORNEY TO APPROVE THE MASTER LEASE AGREEMENT AND  
8 RELATED DOCUMENTS AS TO FORM AND TO MAKE MODIFICATIONS THERETO  
9 PRIOR TO EXECUTION; AND FOR OTHER PURPOSES.  
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11 **WHEREAS**, Fulton County, Georgia (“Fulton County”) is a political subdivision of  
12 the State of Georgia, existing as such under and by the Constitution, statutes, and laws  
13 of the State; and

14 **WHEREAS**, the Fulton County Board of Commissioners adopted Resolution 22-  
15 0545 on August 3, 2022, approving the use of not less than One Million Dollars  
16 (\$1,000,000.00) in American Rescue Plan Act of 2021 (H.R. 1319, 117th Cong.) (2021)  
17 (“ARPA”) funding to implement a pilot program to develop and construct a community of  
18 tiny homes (later modified to be larger cottage homes) on Fulton County-owned real  
19 property (the “Project”); and

20 **WHEREAS**, the cottage homes constructed through the Project will be sold to  
21 Fulton County residents earning no more than 80% of the area median income (“AMI”),  
22 with a preference for residents earning no more than 60% of the AMI, in order to increase  
23 the supply of affordable housing in Fulton County; and

24 **WHEREAS**, Fulton County desires to develop and construct the Project on 2.16+/-  
25 acres of County-owned real property located at 4807 Cochran Road, Union City, Georgia  
26 (the “Property”); and

27 **WHEREAS**, on April 19, 2023, via Agenda Item 23-0289, Fulton County entered  
28 into #22RFP1011K-DB Program Management Services for the Affordable Tiny Homes  
29 (“Project Management Contract”) with MicroLife Institute, Inc. (“MicroLife”) for MicroLife  
30 to provide project management services to Fulton County for the Project; and

1           **WHEREAS**, on December 4, 2024, via Agenda Item 24-0834, Fulton County  
2 amended its existing Program Management Contract with MicroLife, for MicroLife to also  
3 be the developer of the Project (“Development Contract”) by making MicroLife a  
4 subrecipient of One Million Five Hundred Thousand Dollars (\$1,500,000.00) in Fulton  
5 County ARPA funding to manage, develop, construct, and complete the Project on Fulton  
6 County’s behalf by selling the homes to qualified Fulton County residents; and

7           **WHEREAS**, the Development Contract contemplated that Fulton County and  
8 MicroLife would enter into a Master Lease Agreement pursuant to which Fulton County  
9 would lease the Property to MicroLife to develop the Project and sell the cottage homes;  
10 and

11           **WHEREAS**, Fulton County, as Lessor, has negotiated mutually acceptable terms  
12 for the Master Lease Agreement with MicroLife, as Lessee, to allow MicroLife to lease  
13 the Property for an initial term of three years, with one (1) one-year renewal option, to  
14 develop Phase I of the Project, which consist of the construction and sale of 9 cottage  
15 homes, with additional renewals available for Phase II, construction of another 9 cottage  
16 homes, upon the terms further described therein; and

17           **WHEREAS**, Fulton County, as Lessor, desires to execute the Master Lease  
18 Agreement with MicroLife, as Lessee, to allow for development of the Project on the  
19 Property; and

20           **WHEREAS**, Fulton County Code § 1-117 gives the Board of Commissioners  
21 exclusive authority over directing and controlling all the property of the County, as it may  
22 deem expedient, according to law.

23           **NOW THEREFORE BE IT RESOLVED**, that the Board of Commissioners of  
24 Fulton County, Georgia, hereby approves the Master Lease Agreement between Fulton  
25 County and MicroLife Institute, Inc., in substantially the form attached hereto as  
26 Attachment A.

27           **BE IT FURTHER RESOLVED**, that the Chairman of the Board of Commissioners  
28 is hereby authorized to execute and deliver the Master Lease Agreement and related

1 documents to MicroLife Institute, Inc., after the County Attorney has approved the Master  
2 Lease Agreement and related documents as to form, and made such other or additional  
3 modifications as are necessary, to protect Fulton County's interests prior to execution by  
4 the Chairman.

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

8 **SO PASSED AND ADOPTED**, this 2<sup>nd</sup> day of April, 2025.

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**FULTON COUNTY BOARD OF  
COMMISSIONERS**

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Robert L. Pitts, Chairman (At-Large)

**ATTEST:**

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Tonya R. Grier, Clerk to the Commission

28 **APPROVED AS TO FORM:**

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Y. Soo Jo  
County Attorney

Attachment A

Master Lease Agreement