

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

January 21, 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)
Mo Ivory, Commissioner (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

26-0015 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 Second Regular Meeting Agenda for separate consideration.

26-0016 Board of Commissioners

Proclamations for Spreading on the Minutes.

Proclamation recognizing "Pop Up Shop 2 Appreciation Day." **(Arrington)**
January 9, 2026

Proclamation recognizing "Yvonne Elaine Arrington Daniel Remembrance Day."
(Arrington)
January 16, 2026

Proclamation recognizing "Eagle Scout Emmett Cha-Choe Appreciation Day."
(Thorne)
January 17, 2026

Proclamation recognizing "Eagle Scout Wyattte Cha-Choe Appreciation Day."
(Thorne)
January 17, 2026

Proclamation recognizing "Eagle Scout Aarya Gopinath Appreciation Day."
(Thorne)
January 17, 2026

Commissioners' District Board Appointments**26-0017 Board of Commissioners****FULTON COUNTY HOMELESS CONTINUUM OF CARE (CoC)**

One (1) representative nominated by each of the Commission Districts for a total of seven (7) members, this includes one (1) representative from District 1, 2, 3, 4, 5, 6, At-Large. Each representative would serve a two (2) year term and could be reappointed to serve additional terms. Notwithstanding the foregoing, no term of any member nominated by a District Commissioner shall extend beyond the term of the District Commissioner who nominates that member.

Term = 2 Years

Term below expired: 12/31/2024

Vacant (**Barrett**)

Commissioner Barrett has nominated Kelvin Thompson for a District appointment to an unexpired term ending December 31, 2026.

Open & Responsible Government**26-0018 Finance**

Ratification of the December 2025 Grants Activity Report.

26-0019 Registration & Elections

Request approval of qualifying fees - Registration & Elections - to approve qualifying fees for Fulton County offices to be filled in the 2026 primary or non-partisan election. Effective upon BOC approval.

26-0020 Real Estate and Asset Management

Request approval of a change order less than 10% - Department of Real Estate and Asset Management, 24RFP020124K-JA Design-Build Services for North Fulton HHS Center in the total amount of \$706,765.91 with Beck PMI, Joint Venture, comprised of The Beck Group and Peachtree Mechanical Inc. (Atlanta, GA), to modify the existing contract Owner Controlled Contingency to allow the execution of an additional scope of work required for the completion of construction and renovation of North Fulton HHS Center located at 4700 North Point Parkway, Alpharetta, GA 30022. Effective upon BOC approval.

26-0021 Real Estate and Asset Management

Request approval of a Resolution approving the First Amendment to Ground Lease Agreement between Fulton County, Georgia (Landlord) and Cellco Partnership D/B/A Verizon Wireless (Tenant) for the lease of real property located at 266 Rawson Street, Atlanta, Georgia; authorizing the Chairman to execute the First Amendment and related documents; authorizing the County Attorney to approve the First Amendment and related documents as to form and to make modifications thereto prior to execution; and for other purposes.

26-0022 Real Estate and Asset Management

Request approval of a Sewer Relocation Easement Dedication of 20,578 square feet to Fulton County, a political subdivision of the State of Georgia, from Renewed Medical, LLC, for the purpose of constructing the Buffington Center Phase II Project at 3600 Buffington Center, South Fulton, Georgia 30349.

26-0023 Real Estate and Asset Management

Request approval of a Sewer Relocation Easement Dedication of 3,740 square feet to Fulton County, a political subdivision of the State of Georgia, from PPF / Royal Airport West Venture, LLC, for the purpose of constructing the Lincoln - AWDC 600 Project at 0 Naturally Fresh Boulevard, College Park, Georgia 30349.

26-0024 Real Estate and Asset Management

Request approval of a Sewer Easement Relocation Dedication of 300 square feet to Fulton County, a political subdivision of the State of Georgia, from Braj, LLC, for the purpose of constructing a Proposed Convenience Store at 4175 Fulton Industrial Blvd., Unincorporated Fulton County, Georgia 30336.

26-0025 Real Estate and Asset Management

Request approval of a Sewer Easement Dedication of 2,654 square feet to Fulton County, a political subdivision of the State of Georgia, from Valor Communities, LLC, owner, for the purpose of constructing the Bishop Meadows Subdivision Project at 7125 Bishop Road, South Fulton, Georgia 30213.

26-0026 Real Estate and Asset Management

Request approval of a Sewer Easement Dedication of 59,313 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 - Infrastructure Project at 5555 Windward Parkway, Alpharetta, Georgia 30004.

26-0027 Real Estate and Asset Management

Request approval of a Water Easement Dedication of 59,313 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 - Infrastructure Project at 5555 Windward Parkway, Alpharetta, Georgia 30004.

SECOND REGULAR MEETING AGENDA

26-0028 **Board of Commissioners**
Adoption of the Second Regular Meeting Agenda.

26-0029 **Clerk to the Commission**
Ratification of Minutes.

Second Regular Meeting Minutes, December 17, 2025
First Regular Meeting Post Agenda Minutes, January 7, 2026

26-0030 **Board of Commissioners**
Presentation of Proclamations and Certificates.

Proclamation recognizing "Delta Sigma Theta Sorority, Inc. Founder's Day."
(Ivory/Arrington)

Proclamation recognizing "S.L. King & Associates Appreciation Day."
(Arrington/Ellis)

Proclamation recognizing "Creekside High School Football State Champions
Appreciation Day." **(Arrington/Barrett)**

PUBLIC HEARINGS

26-0031 **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 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****26-0032 Finance**

Review and approve the FY2026 Final Adopted Budget and FY2026 Resolutions.

26-0033 Registration & Elections

Request approval of a statewide contract - Registration and Elections, 26TEMP1548386C-MH, SWC # 99999-001-SPD0000136, Temporary Staffing Services - Clerical Light in the total amount not to exceed \$7,849,501.99 with (A) Abacus Corporation (Morrow, GA) in an amount not to exceed \$4,225,923.47, and (B) Dover Staffing, Inc. (Smyrna, GA) in an amount not to exceed \$3,623,578.52 to provide temporary staffing services for General Primary Election/Nonpartisan Election & Runoff Elections. Effective: upon approval through June 30, 2026.

26-0034 Real Estate and Asset Management

Request approval of the lowest responsible bidders - Real Estate & Asset Management, 25ITB140704C-GS, Moving Services, in the total amount not to exceed \$350,000.00 with (A) Beltmann Relocation Group (Stone Mountain, GA) in an amount not to exceed \$130,000.00; (B) ALS Van Line Services, Inc. (Atlanta, GA) in an amount not to exceed \$130,000.00; and (C) APMC Moving & Delivery, Inc. (Tucker, GA) in an amount not to exceed \$90,000.00, to provide moving services on an "as-needed" basis Countywide. Effective January 1, 2026, through December 31, 2026, with two renewal options.

26-0035 Real Estate and Asset Management

Request approval to renew an existing contract - Department of Real Estate and Asset Management, 21RFP127274K-BKJ, Comprehensive Operation and Preventive and Predictive Maintenance Services for the Fulton County Jail, in an amount not to exceed \$5,493,834.00 with Johnson Controls, Inc. (Atlanta, GA), to provide comprehensive operation, preventive and corrective maintenance services for the Fulton County Jail. This action exercises the fourth of four renewal options. No renewal options remain. Effective Dates: January 1, 2026, through December 31, 2026.

26-0036 Real Estate and Asset Management

Request approval of a statewide contract - Department of Real Estate and Asset Management, SWC#99999-001-SPD0000164-0002, Natural Gas Firm Delivery Service in the amount not to exceed \$750,000.00 with Scana Energy Marketing, LLC (Atlanta, GA), to provide natural gas services to all Fulton County facilities to include the Fulton County Jail Complex. Effective dates: January 1, 2026, through December 31, 2026.

26-0037 Purchasing and Contract Compliance

Request approval for the procurement of supplies and equipment required for residents housed in the County's Jail facilities in a total amount not to exceed \$3,252,299.20 with various vendors identified in Exhibit 1 attached to this package and incorporated hereto. Effective January 1, 2026 through December 31, 2026.

Health and Human Services**26-0038 Public Works**

Request approval of a recommended proposal - Department of Public Works, 25RFP450816K-JAJ, Flow Monitoring Services & Infiltration/Inflow (I/I) Program Management in an amount not to exceed \$12,079,844.00 with RJN Group, Inc. over five years to provide comprehensive operations, preventative maintenance, and repair services for flow monitors and rain gauges as well as infiltration/inflow (I/I) program management and engineering services for the Fulton County sewer system in North and South Fulton service areas. Effective upon execution of contract through December 31, 2030 for five years with two one-year renewal options.

26-0039 Senior Services

Request approval of a recommended proposal - Senior Services, 25RFP1486848A-KM, Senior Transportation Services Assessment in an amount not to exceed \$133,000.00 with Calyptus Consulting Group, INC. (Cambridge, MA) to assess the current state of the Department of Senior Services transportation program. Effective January 1, 2026 through December 31, 2026 with two renewal options.

COMMISSIONERS' ACTION ITEMS**25-0994 Board of Commissioners**

Request approval of a Resolution to establish a Fulton County Tax Allocation District Advisory Committee to advise the Board of Commissioners on policies, strategies, and community partnerships that advance Fulton County's redevelopment plans pursuant to the Redevelopment Powers Law; and for other purposes. **(Ivory) (HELD FOR A LACK OF A QUORUM ON 12/17/25) (MOTION TO APPROVE FAILED ON 1/7/26)**

26-0040 Board of Commissioners

Request approval of a Resolution of the Fulton County Board of Commissioners to repeal Resolution 18-0577 pertaining to the elimination of the Budget Commission as the body tasked with submitting an annual proposed budget to the Board of Commissioners for consideration so as to reinstate the Budget Commission; to amend section 2-261 of the Fulton County Code of Ordinances to redefine the membership of the Budget Commission; and for other purposes. **(Ivory)**

26-0041 Board of Commissioners

Request approval of a Resolution by the Fulton County Board of Commissioners to amend the Resolution creating the Fulton County Employees' Retirement System adopted September 11, 1991, as restated by a Resolution adopted December 18, 1991, and as further amended thereafter, so as to amend section 4.9 of the defined benefits plan related to reemployment to allow certain former Fulton County Sheriff's Office Detention Officers and Sworn Officers of any rank receiving a Fulton County pension benefit to work as Detention Officers beyond the 1,040 hours per year limitation through December 31, 2026, without penalty and without impact to their existing pension benefit; to remove the penalty for reemployed retirees who work no more than 1,040 hours per year; and for other purposes. **(Barrett)**

COUNTY MANAGER'S PRESENTATION AND DISCUSSION ITEMS**Open & Responsible Government****26-0042 External Affairs**

Presentation: 2026 State Legislative Session Update.

26-0043 Human Resources Management

Presentation: Childcare Reimbursement Pilot Program post-implementation briefing.

EXECUTIVE SESSION**26-0044 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.: 26-0016

Meeting Date: 1/21/2026

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

Proclamations for Spreading on the Minutes.

Proclamation recognizing “Pop Up Shop 2 Appreciation Day.” **(Arrington)**

January 9, 2026

Proclamation recognizing “Yvonne Elaine Arrington Daniel Remembrance Day.” **(Arrington)**

January 16, 2026

Proclamation recognizing “Eagle Scout Emmett Cha-Choe Appreciation Day.” **(Thorne)**

January 17, 2026

Proclamation recognizing “Eagle Scout Wyatte Cha-Choe Appreciation Day.” **(Thorne)**

January 17, 2026

Proclamation recognizing “Eagle Scout Aarya Gopinath Appreciation Day.” **(Thorne)**

January 17, 2026



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0017

Meeting Date: 1/21/2026

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

FULTON COUNTY HOMELESS CONTINUUM OF CARE (CoC)

One (1) representative nominated by each of the Commission Districts for a total of seven (7) members, this includes one (1) representative from District 1, 2, 3, 4, 5, 6, At-Large. Each representative would serve a two (2) year term and could be reappointed to serve additional terms. Notwithstanding the foregoing, no term of any member nominated by a District Commissioner shall extend beyond the term of the District Commissioner who nominates that member.

Term = 2 Years

Term below expired: 12/31/2024

Vacant (**Barrett**)

Commissioner Barrett has nominated Kelvin Thompson for a District appointment to an unexpired term ending December 31, 2026.



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0018

Meeting Date: 1/21/2026

Department

Finance

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

Ratification of the December 2025 Grants Activity Report.

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

Grants Policy A(10): All grant applications and awards must be presented via the Grants Activity Report on the Consent Agenda during the Board of Commissioners' First and Second meetings. The Board of Commissioners shall utilize the Grants Activity Report to ratify the submission of all grant applications and acceptance of all grant funding.

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.)*

The Fulton County December 2025 Grants Activity Report (GAR) Exhibit 1: BOARD GRANTS RATIFICATION SUMMARY summarizes grants submitted/pending and awarded for the period December 1, 2025 - December 31, 2025.

Fulton County departments report the following grants activity:

- Applications Submitted/Pending: 2 (\$113,000.00 + \$0 Cash Match)
- Applications Awarded: 3 (\$124,970.40 + \$3,122.46 Cash Match)

The following Strategic Priority Areas are Impacted by December 2025 grant applications:

- Justice and Safety
- Infrastructure and Economic Development

The Fulton County December 2025 Grants Activity Report (GAR)-Exhibit 2: ALL GRANTS ACTIVITY summarizes cumulative grants activity through December 31, 2025. Fulton County departments report the following grants activity:

- Total Applications Submitted/Pending: 55 (\$165,404,541.31 + \$530,962.89 Cash Match)
- Total Applications Awarded: 23 (\$6,983,564.64 + \$1,098,299.21 Cash Match)
- Total Grant Applications Denied: 1 (\$375.00.00 + No Cash Match)

Department Recommendation: Department recommends ratification of the December 2025 Grants Activity Report (GAR).



**FULTON
COUNTY**

FULTON COUNTY FY2025 GRANTS ACTIVITY REPORT December 2025

Presented to:
Fulton County Board of Commissioners
Wednesday, January 21, 2026
Second Meeting

Provided by: Fulton County Finance Department, Grants Administration Division



Exhibit 1: Board Grants Ratification Summary

Grants Submitted and/or Awarded December, 1, 2025 - December 31, 2025

Exhibit 1 lists by Strategic Goal grants that require BOC ratification. Per the Fulton County Grants Policy approved 3/2/2016, Section A(10), "all grant applications and awards must be presented via the Grants Activity Report on the Consent Agenda during the Board of Commissioners second meetings. The Board of Commissioners shall utilize the Grants Activity Report to ratify the submission of all grant applications and acceptance of all grant funding."

EXHIBIT 1: BOARD GRANTS RATIFICATION SUMMARY
Fulton County FY2025 December 2025 Grants Activity Report

Exhibit 1 lists by Strategic Goal grant applications that require BOC ratification. Per the Fulton County Grants Policy approved 3/2/2016, Section A(10), "all grant applications and awards must be presented via the Grants Activity Report on the Consent Agenda during the Board of Commissioners second meetings of the month. The Board of Commissioners shall utilize the Grants Activity Report to ratify the submission of all grant applications and acceptance of all grant funding."

Grant Applications Submitted and/or Awarded December 1, 2025 Through December 31, 2025 Requiring BOC Ratification

Dept.	Grantor	Grant Title	Grant Description	Funds Requested	County Match	Status	Previous Award from Grantor
JUSTICE AND SAFETY							
Police	Atlanta Regional Commission	Urban Area Security Initiative Program	Request approval to accept a repeat grant from Atlanta Regional Commission to administer the Urban Area Security Initiative Program in the amount of \$39,530.01. This grant will purchase software and cover subscriptions, extended services support, training and internet circuit support. This also includes ground received system and aircraft bell 24/7 service. The grant period is from September 25, 2025 through May 31, 2026. No County Cash Match	\$ 39,530.01	\$ -	Awarded	\$ 456,000.00
Sheriff	United States Marshal Service	Joint Law Enforcement Operations Task Force	Request approval to apply and accept a repeat grant from the United States Marshal Service in the amount \$63,000.00 to cover overtime compensation and benefits for staff participating on the Joint Law Enforcement Operations Task Force. The grant period is from January 1, 2026 through December 31, 2026. No County Cash Match	\$ 63,000.00	\$ -	Pending	\$ 54,000.00
Superior Court Administration	Judicial Council of Georgia American Rescue Plan Act	American Rescue Plan	Request approval to accept a repeat grant from the Judicial Council of Georgia American Rescue Plan Act in the amount of \$73,611.00 to cover salaries and benefits for staff addressing case backlog through the courts. The grant period is from January 1, 2026 through September 30, 2026. No County Cash Match	\$ 73,611.00	\$ -	Awarded	\$ 919,834.00
Subtotal:				\$ 176,141.01	\$ -		
HEALTH AND HUMAN SERVICES							
ARTS AND LIBRARIES							
INFRASTRUCTURE AND ECONOMIC DEVELOPMENT							
Public Works	Georgia Department of Transportation	2026 Local Maintenance Improvement Grant	Request approval to accept a repeat grant from Georgia Department of Transportation in the amount of \$11,829.39 to receive materials, labor, tools and equipment necessary for the upgrade of the traffic signal at the intersection of Fulton Industrial Boulevard and Aviation Circles within unincorporated Fulton County. There is a required cash match of \$3,122.46. Funding is within the Department's FY26 Budget. The grant period is from January 1, 2026 through December 31, 2026. County Cash Match: \$3,122.46	\$ 11,829.39	\$ 3,122.46	Awarded	\$ 10,408.20
Select Fulton	Technical College System of Georgia	Rapid Response - Adult Program	Request approval to apply and accept a repeat grant from the Technical College System of Georgia in the amount of \$50,000.00 to fund business services to affected or at-risk employers and provide Fulton County residents with training and supportive services to obtain and maintain unsubsidized employment that leads to self sufficiency. The grant period is from January 1, 2026 through December 31, 2026.	\$ 50,000.00	\$ -	Pending	\$ 70,000.00
Subtotal:				\$ 61,829.39	\$ 3,122.46		
OPEN AND RESPONSIBLE GOVERNMENT							
REGIONAL LEADERSHIP							
TOTAL:				\$ 237,970.40	\$ 3,122.46		



Exhibit 2: All Grants Activity

Cumulative Through December 31, 2025

Exhibit 2 shows, for all grant-active departments, the cumulative grants activity and the current period grants activity. Total grants broken out by grants still pending, grants awarded, and grants denied. Grants awarded broken out by new vs. renewal and competitive vs formula.

EXHIBIT 2: ALL GRANTS ACTIVITY
CUMULATIVE & CURRENT PERIOD (AS OF December 31, 2025)

*Exhibit 2 shows, for all grant-active departments, the cumulative grants activity and the current period grants activity.
 Total grants broken out by grants still pending, grants awarded, and grants denied. Grants awarded broken out by new vs. renewal and competitive vs formula.*

ALL GRANTS ACTIVITY						
All Grants	Prior Period Grants	Prior Period Funds	Current Period Grants: 12/1/2025-12/31/2025	Current Period Funds: 12/1/2025-12/31/2025	Cumulative Total Grants	Cumulative Total Funds
Grants Pending^	53	\$ 165,291,541.31	2	\$ 113,000.00	55	\$ 165,404,541.31
Grants Awarded	20	\$ 6,858,594.24	3	\$ 124,970.40	23	\$ 6,983,564.64
Grants Denied	1	\$ 375,000.00	0	\$ -	1	\$ 375,000.00
Cash Match Requested-2025	-	\$ 1,626,139.64	-	\$ 3,122.46	-	\$ 1,629,262.10
Total:	74	\$ 174,151,275.19	5	\$ 241,092.86	79	\$ 174,392,368.05

ALL GRANTS AWARDED, NEW VS. RENEWAL						
All Grants Awarded	Prior Period Grants	Prior Period Funds	Current Period Grants: 12/1/2025-12/31/2025	Current Period Funds: 12/1/2025-12/31/2025	Cumulative Total Grants	Cumulative Total Funds
New Grant Awards	4	\$ 1,015,285.00	0	\$ -	4	\$ 1,015,285.00
Renewal/Repeat Grant Awards	16	\$ 5,843,309.24	3	\$ 124,970.40	19	\$ 5,968,279.64
Total:	20	\$ 6,858,594.24	3	\$ 124,970.40	23	\$ 6,983,564.64

ALL GRANTS AWARDED, COMPETITIVE VS. FORMULA						
All Grants Awarded	Prior Period Grants	Prior Period Funds	Current Period Grants: 12/1/2025-12/31/2025	Current Period Funds: 12/1/2025-12/31/2025	Cumulative Total Grants	Cumulative Total Funds
Competitive Grant Awards*	4	\$ 3,514,616.50	0	\$ -	4	\$ 3,514,616.50
Formula Grant Awards^^	16	\$ 3,343,977.74	3	\$ 124,970.40	19	\$ 3,468,948.14
Total:	20	\$ 6,858,594.24	3	\$ 124,970.40	23	\$ 6,983,564.64

^Includes 11 grants that were pending at the end of 2024 and carried over for tracking in 2025.

^^Formula grant awards include non-competitive grants and allocations.

*A correction was made on the August 2025 Grants Activity Report for the District Attorney, the purpose area has been changed from "Comprehensive Approach to Unsubmitted Sexual Assault Kits" to "VOCA - Victims of Crime Act."



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0019

Meeting Date: 1/21/2026

Department

Registration & Elections

Requested Action

Request approval of qualifying fees - Registration & Elections - to approve qualifying fees for Fulton County offices to be filled in the 2026 primary or non-partisan election. Effective upon BOC approval.

Requirement for Board Action

Per Georgia Election Code Section 21-2-131(a)(1)(A), not later than February 1 of any year, the Board of Commissioners is required to fix and publish the qualifying fee for each County office to be filled in the upcoming primary or election.

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: The governing authority of any county or municipality, shall set and publish the qualifying fees, not later than February 1 of any year for each county or municipal office to be filled in the 2026 primary or election.

Scope of Work: The Department requests approval of qualifying fees for Fulton County offices to be filled in the 2026 primary or nonpartisan election. See below listing:

Fulton County Office	Qualifying Fee
State Court Judge	\$5,925.21

Chief Magistrate Judge	\$3,993.21
Fulton County Board of Commission, Chair	\$3,600.00
Fulton County Board of Commission, District 1	\$1,950.00
Fulton County Board of Commission, District 3	\$1,950.00
Fulton County Board of Commission, District 5	\$1,950.00
Fulton County Board of Education, District 2	\$747.00
Fulton County Board of Education, District 5	\$747.00
Fulton County Board of Education, District 6	\$747.00
Fulton County Board of Education, District 7	\$747.00

Community Impact: Failure to meet this requirement could disrupt the candidate qualification process.

Department Recommendation: The Department recommends approval of this request.

Project Implications: Failure to meet this requirement could disrupt the candidate qualification process

Community Issues/Concerns: The Department staff is not aware of any issues or concerns.

Department Issues/Concerns: The Department has no issues or concerns.

Exhibits Attached:

Exhibit 1: Qualifying Fee Notice

Fiscal Impact / Funding Source: N/A

STATE OF GEORGIA

FULTON COUNTY

QUALIFYING FEE NOTICE

In accordance with the Georgia Election Code Section 21-2-131, **Fixing and publishing of qualification fees; manner of payment; distribution of fees paid**, the following qualifying fees are to be set by the Fulton County Board of Commissioners for county offices to be filled in the upcoming primary or elections and elected by Fulton County voters in 2026:

Fulton County Office	Qualifying Fee
State Court Judge	\$5,925.21
Chief Magistrate Judge	\$3,993.21
Fulton County Board of Commission, Chair	\$3,600.00
Fulton County Board of Commission, District 1	\$1,950.00
Fulton County Board of Commission, District 3	\$1,950.00
Fulton County Board of Commission, District 5	\$1,950.00
Fulton County Board of Education, District 2	\$747.00
Fulton County Board of Education, District 5	\$747.00
Fulton County Board of Education, District 6	\$747.00
Fulton County Board of Education, District 7	\$747.00

Qualifying Period: March 2, 2026 (beginning at 9:00 A.M.) through 12:00 noon March 6, 2026, for a Political Party Candidate to file a Notice of Candidacy to have his/her name placed on the General Primary Ballot O.C.G.A. §21-2-153 (c)(1); and for a Non-Partisan Candidate to file a Notice of Candidacy to have his/her name placed on the General Primary/Non-Partisan Ballot, O.C.G.A. §21-2-132, 21-2-172, 21-2-187.

Location:

Election Hub and Operations Center (**EHOC**): 5600 Campbellton Fairburn Rd, Fairburn, GA 30213

The General Primary will be held on May 19, 2026, and the General Election will be held on **November 3, 2026**.

April 20, 2026 – Registration Deadline for Changes in Address and Name.

Nadine Williams
Election Superintendent
Fulton County



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0020

Meeting Date: 1/21/2026

Department

Real Estate and Asset Management

Requested Action

Request approval of a change order less than 10% - Department of Real Estate and Asset Management, 24RFP020124K-JA Design-Build Services for North Fulton HHS Center in the total amount of \$706,765.91 with Beck PMI, Joint Venture, comprised of The Beck Group and Peachtree Mechanical Inc. (Atlanta, GA), to modify the existing contract Owner Controlled Contingency to allow the execution of an additional scope of work required for the completion of construction and renovation of North Fulton HHS Center located at 4700 North Point Parkway, Alpharetta, GA 30022. 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 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

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?

Choose an item.

Summary & Background: The approved construction project in progress approved by the BOC as Agenda Item #24-0797 on November 24, 2024, responds to the need to expand delivery of Health and Human Services at the property located at 4700 North Point Pkwy. This construction project will allow for services currently being offered in either leased facilities or facilities that have exceeded

their useful life expectancy to be relocated to a modern, County-owned facility.

The existing facility is a two-story 108,000 (+/-) sq. ft. building on North Point Parkway, a former data center. Based on preliminary test fits, the services included at this location will be the Department of Health (State - Administration, nursing, environmental, dentistry, traveling nursing programs, vital records, and W.I.C) Behavioral Health - Youth, Adult, and Developmental Disabilities, Department of Real Estate and Asset Management (DREAM), Emergency Management Agency, Superior Court DUI Services, Senior Services Programming with future inclusion of wrap around support services.

The total project costs approved of \$15,417,450.00 included an original Owner Controlled Contingency amount of \$1,069,441.00. To date, approved scope of work Credits and VE options accepted have yielded a credit of \$393,751.00 for a total available Owner Controlled contingency of \$1,463,192.00 (see details below). The Owner has approved changes to the scope of work that have exhausted the available Owner Controlled contingency. Additional changes to the scope of work identified exceed the available contingency amount, thus requiring this request for additional project funding to complete this construction project.

Original Contractual Owner Controlled Contingency **1,069,441.00**

CREDITS

PCO #001 - VE Options Target	\$ 48,324.00
PCO #018 - Buyout Savings - Flooring	\$ 59,780.00
PCO #018 - Buyout Savings -Doors Frames Hardware Material	\$ 114,897.00
PCO #018 - Buyout Savings - Millwork	\$ 130,867.00
PCO #018 - Buyout Savings - Spray Applied Fireproofing	\$ 39,883.00

Subtotal Credits **\$ 393,751.00**

TOTAL Available Owner Controlled Contingency: **\$ 1,463,192.00**

SCOPE COVERED BY CONTRACTUAL CONTINGENCY Furniture

Fixtures and Equipment \$ 658,369.00 Access Control / Network
 Equipment / WAP's / CCTV \$ 486,880.00 Audio Visual \$ 370,943.99
 Misc - Appliances, Automated External Defibrillators, etc \$ 49,229.92
 Moving Services \$ 15,990.00 Estimate - Additional Moving Services,
 Coax Cable and Duress Buttons \$ 45,000.00 **Owner Controlled**

Contingency Required for Listed Items \$ 1,626,412.91

TOTAL Available Owner Controlled Contingency
\$1,463,192.00

Owner Controlled Contingency Shortfall Included Below (\$163,220.91)

Scope of Work: The initial project consists of the design and renovation of the facility's interior encompassing approximately 65% of the facility square footage. Additional modifications to the existing contract scope of work will allow the execution required for the completion of construction and renovation of North Fulton HHS Center located at 4700 North Point Parkway, Alpharetta, GA

30022.

Additional Owner Controlled Contingency Requested for Scope of Work Listed:	\$706,765.91
Shortfall Owner Controlled Contingency Needed	\$163,220.91
Furniture Fixtures & Equipment	
Additional Moving Services	
Coax Cable	
Duress Buttons	
W&A Testing/Investigation	\$ 9,718.00
Wet Seal & Elastomeric Coating	\$ 355,921.00
RAF Repair (DREAM Shop)	\$ 3,864.00
Commissioner Thorne Offices	\$ 30,838.00
Oral Health Mechanical, Electrical and Plumbing Additions	\$ 67,160.00
Walk Off Mat Concrete Repair	\$ 1,769.00
Monument sign refurbishment	\$ 9,900.00
Digital Displays (1st, 2nd floor)	\$ 14,282.00
Hose Bibbs added to roof	\$ 15,533.00
Exterior Signage	\$ 10,000.00
Interior Signage	\$ 24,560.00
Additional Finishes	\$ 9,718.00

The additional audio visual equipment scope of work includes furnishing and installing all projectors, screens, speakers, cameras, and presentation equipment per the approved drawings and specifications. Includes general conditions to coordinate delivery and installation of AV scope beyond the January 15, 2026 contractual completion date.

This change order will impact the original project schedule which called for achieving substantial completion with a temporary certificate of occupancy (TCO) within 270 calendar days of notice to

proceed and final completion in 300 calendar days or as agreed between the County and the Design/Builder.

Community Impact: The successful completion of this new location for several Health and Human Services initiatives ensures that citizens of North Fulton and surrounding areas can access these critical services to meet their needs.

Department Recommendation: The Department of Real Estate and Asset Management recommends approval of Change No. 1.

The BOC approved, via Agenda Item #24-0797 on November 20, 2024, the recommended proposal in the amount of \$15,417,450.00 with Beck PMI, Joint Venture, comprised of The Beck Group and Peachtree Mechanical Inc. (Atlanta, GA), to provide Design/Build services for the construction and renovation of 4700 North Point Parkway, Alpharetta, GA 30022.

Now, Department of Real Estate and Asset Management recommends approval to move forward with Change Order No. 1 in the total amount of \$706,765.91, for additional funding to allow the Beck PMI, JV to continue providing, without disruption, construction of the North Fulton HHS Center located at 4700 North Point Parkway, Alpharetta, GA 30022.

The recommended Construction Manager will work in collaboration with the Department of Real Estate and Asset Management, Project Management Team.

Project Implications: This contract’s intent is to complete the construction/renovation design project of this new Health and Human Services Center for North Fulton that will allow Fulton County staff to provide a one-stop location for several Health and Human Services initiatives to ensure that citizens of North Fulton and surrounding areas can access these critical services to meet their needs.

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

Department Issues/Concerns: If this proposal is not approved, the County does not have the capacity, or the expertise, to perform the Design/Build services for the construction and renovation to the new Fulton County Health and Human Services Center for North Fulton.

Contract Modification

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	24-0797	11/20/2024	\$15,417,450.00
Change Order No. 1			\$706,765.91
Total Revised Amount			\$16,124,215.91

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

Contract Value: \$706,765.91

Prime Vendor: The Beck Group / Peachtree Mechanical Inc., (JV)

Prime Status: The Beck Group - Non-Minority (\$565,412.72 or 80.00%) and

Location: Peachtree Mechanical Inc. - White Female American Business Enterprise (\$141,353,18 or 20.00%)
County: Atlanta, GA
 Fulton County

Total Contract Value: \$706,765.91 or 100.00%
Total Certified Value: \$141,353,18 or 20.00%

Exhibits Attached

- Exhibit 1: Change Order No. 1 to Form of Contract
- Exhibit 2: Change Order Cost Proposals
- Exhibit 3: Performance Evaluation

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: \$15,417,450.00
 Previous Adjustments: \$0.00
 This Request: \$706,765.91
 TOTAL: \$16,124,215.91

Fiscal Impact / Funding Source

Funding Line 1:

540-520-5200-1424: Capital, Real Estate and Asset Management, Renovations - \$706,765.91

Key Contract Terms	
Start Date: Upon BOC Approval	End Date: Final completion 300 days or as agreed between the County and the Design/Builder

Agenda Item No.: 26-0020

Meeting Date: 1/21/2026

Cost Adjustment: \$706,765.91	Renewal/Extension Terms N
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Overall Contractor Performance Rating: 82

Would you select/recommend this vendor again?

Yes

Report Period Start:
10/8/2025

Report Period End:
1/7/26

CHANGE ORDER NO. 1 TO FORM OF CONTRACT

Contractor: **Beck PMI, JV**

Contract No. **24RFP020124K-JA, Design-Build Services for
North Fulton HHS Center**

Address: **3500 Lenox Road, Suite 250**
City, State **Atlanta, Georgia 30326**

Telephone: **(404) 949-2301**

E-mail: **benwatkins@beckgroup.com**

Contact: **Ben Watkins, Regional Director**

W I T N E S S E T H

WHEREAS, Fulton County (“County”) entered into a Contract with Beck PMI, JV to perform design-Build Services for Fulton County North Fulton HHS Center, dated December 23, 2024, on behalf of the Department of Real Estate and Asset Management; and

WHEREAS, the purpose of this change order is required to make modification to the existing Contract for additional funding to increase the Owner Controlled Contingency which allows the execution of additional services for the completion of design services and construction project of approximately 108,000 sq. ft. of renovations and connected areas for the Fulton County North Fulton HHS Center, 4700 North Point Parkway, Alpharetta, GA 30022.

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 **January 21, 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 21st day of January 2026, between the Beck PMI, JV, comprised of The Beck Group and Peachtree Mechanical Inc. who agree that all Services specified will be performed in accordance with this 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 listed additional services for the

completion of design services and construction project of approximately 108,000 sq. ft. of renovations and connected areas for the Fulton County North Fulton HHS Center located at 4700 North Point Parkway, Alpharetta, GA 30022.

The additional Owner Controlled Contingency costs are detailed below:

Additional Owner Controlled Contingency Requested for Scope of Work Listed:	\$706,765.91
Shortfall Owner Controlled Contingency Needed	\$163,220.91
Furniture Fixtures & Equipment	
Additional Moving Services	
Coax Cable	
Duress Buttons	
W&A Testing/Investigation	\$ 9,718.00
Wet Seal & Elastomeric Coating	\$ 355,921.00
RAF Repair (DREAM Shop)	\$ 3,864.00
Commissioner Thorne Offices	\$ 30,838.00
Oral Health Mechanical, Electrical and Plumbing Additions	\$ 67,160.00
Walk Off Mat Concrete Repair	\$ 1,769.00
Monument sign refurbishment	\$ 9,900.00
Digital Displays (1st, 2nd floor)	\$ 14,282.00
Hose Bibbs added to roof	\$ 15,533.00
Exterior Signage	\$ 10,000.00
Interior Signage	\$ 24,560.00
Additional Finishes	\$ 9,718.00

The completion date for Construction Project will be **April 30, 2026**.

2. **COMPENSATION:** The services described under Scope of Work herein shall be performed by Contractor for a total amount not to exceed **\$706,765.91** (Seven Hundred Six Thousand Seven Hundred Sixty Five Dollars and Ninety One 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:

CONSULTANT:

FULTON COUNTY, GEORGIA

BECK PMI, JV

Robert L. Pitts, Chairman
Fulton County Board of Commissioners

Ben Watkins,
Regional Director

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:

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

ITEM#: _____ RCS: _____ RECESS MEETING	ITEM#: _____ RM: _____ REGULAR MEETING
--	--



September 30, 2025

Timothy Dimond
Deputy Director - Department of Real Estate & Asset Management
141 Pryor Street
Atlanta, GA 30303

Re: W&A Proposal - 4700 North Parkway Alpharetta GA
North Fulton Health & Human Services
PCO#003 - Envelope Testing

Dear Tim,

Described below are the scope, cost and schedule implications.

Williamson & Associates will conduct diagnostic water testing to understand root cause of ongoing leakage issues that are reported around the existing storefront window assemblies on both the 1st and 2nd floors. They will provide a report of their findings with recommendations for repairs, if required. Accessibility and equipment will be provided by the General Contractor.

The cost for this Work is: \$9,718

Beck requests authorization to use funds from the Owner Allowance to fund this scope of work.

Sincerely,
Beck

Dan Heslop
Project Executive

CC: Project File

Owner Authorization Signature

Date

Name

Title

Exhibit A



SUMMARY - CHANGES IN THE WORK

Project: North Fulton HHS

Date: September 30, 2025

Description of Change: PCO#003 - Envelope Testing

Williamson & Associates will conduct diagnostic water testing to understand root cause of ongoing leakage issues that are reported around the existing storefront window assemblies on both the 1st and 2nd floors. They will provide a report of their findings with recommendations for repairs, if required. Accessibility and equipment will be provided by the General Contractor.

1. Materials/Subcontracts (see attached itemized breakdown)	\$7,500
2. Rent of Equipment (see attached itemized breakdown)	\$1,076
3. Labor (see attached itemized breakdown)	\$413
SUBTOTAL #1	\$8,989
5. Labor Burden (varies): (37.5% of Item 3),(Workmen's Compensation, Social Security, General Liability Insurance, Benefits, Federal and State Unemployment Tax)	\$0
6. Field Office Overhead @ 5.00%	\$0
7. General Liability Insurance Coverage @ 0.92%	\$89
8. Builder's Risk Insurance Coverage @ 0.03%	\$3
9. Subcontractor Default Insurance Coverage @ 1.40%	\$105
10. Gross Receipts Tax @ 0.09%	\$8
11. Design @ 7.5% (varies)	\$0
11. Payment and Performance Bonds @ 0.62%	\$60
SUBTOTAL #2	\$9,255
12. Profit @ 5.00%	\$463
TOTAL COST OF CHANGE ORDER	\$9,718



October 17, 2025

Timothy Dimond
Deputy Director - Department of Real Estate & Asset Management
141 Pryor Street
Atlanta, GA 30303

Re: W&A Proposal - 4700 North Parkway Alpharetta GA
North Fulton Health & Human Services
PCO#005D - Envelope Repair - Option 4: Wet Seal ONLY - Revision 3

Dear Tim,

Described below are the scope, cost and schedule implications.

Per Waterproofing Consultants recommendation, includes new elastomeric coating of entire building façade. As well as gasket replacement and exterior wet sealing of frame to glass and metal to metal joints. Glazing units that have been identified as "failed" will be removed and replaced with new glass.

The cost for this Work is: \$355,921

Beck requests authorization to use funds from the Owner Allowance to fund this scope of work.

Sincerely,
Beck

Owner Authorization Signature

Date

Name

Title

Exhibit A



SUMMARY - CHANGES IN THE WORK

Project: North Fulton HHS

Date: October 17, 2025

Description of Change: PCO#005D - Envelope Repair - Option 4: Wet Seal ONLY - Revision 3

Per Waterproofing Consultants recommendation, includes new elastomeric coating of entire building façade. As well as gasket replacement and exterior wet sealing of frame to glass and metal to metal joints. Glazing units that have been identified as "failed" will be removed and replaced with new glass.

1. Materials/Subcontracts (see attached itemized breakdown)	\$302,523
2. Rent of Equipment (see attached itemized breakdown)	\$2,250
3. Labor (see attached itemized breakdown)	\$24,080
SUBTOTAL #1	\$328,853
5. Labor Burden (varies): (37.5% of Item 3),(Workmen's Compensation, Social Security, General Liability Insurance, Benefits, Federal and State Unemployment Tax)	\$0
6. Field Office Overhead @ 5.00%	\$0
7. General Liability Insurance Coverage @ 0.92%	\$3,274
8. Builder's Risk Insurance Coverage @ 0.03%	\$107
9. Subcontractor Default Insurance Coverage @ 1.40%	\$4,235
10. Gross Receipts Tax @ 0.09%	\$296
11. Design @ 7.5% (varies)	\$0
11. Payment and Performance Bonds @ 0.62%	\$2,207
SUBTOTAL #2	\$338,972
12. Profit @ 5.00%	\$16,949
TOTAL COST OF CHANGE ORDER	\$355,921



November 6, 2025

Timothy Dimond
Deputy Director - Department of Real Estate & Asset Management
141 Pryor Street
Atlanta, GA 30303

Re: North Fulton Health & Human Services
PCO#006 - DREAM ADD - Rooms 143/1711 Revision 5

Dear Tim,

Described below are the scope, cost and schedule implications.

Existing Liebert Units are not functional and cannot be utilized to condition the space. Per drawing review comments, county requests to add supply lines. As well as replace damaged raised access floor and drywall. Existing IDF equipment will remain. Revision 5 - Beck will provide raised access flooring, Owner will install. Existing HVAC equipment will remain as-is.

The cost for this Work is: \$3,864

The total extension of time is: To Be Determined

Sincerely,
Beck



Ashley Gavilla
Assistant Project
Manager
2025.12.15
13:13:15-05'00'

Exhibit A



SUMMARY - CHANGES IN THE WORK

Project: North Fulton HHS

Date: November 6, 2025

Description of Change: **PCO#006 - DREAM ADD - Rooms 143/1711 Revision 5**

Existing Liebert Units are not functional and cannot be utilized to condition the space. Per drawing review comments, county requests to add supply lines. As well as replace damaged raised access floor and drywall. Existing IDF equipment will remain. **Revision 5 - Beck will provide raised access flooring, Owner will install. Existing HVAC equipment will remain as-is.**

1. Materials/Subcontracts (see attached itemized breakdown)	\$3,344
2. Rent of Equipment (see attached itemized breakdown)	\$0
3. Labor (see attached itemized breakdown)	\$0
SUBTOTAL #1	\$3,344
5. Labor Burden (varies): (37.5% of Item 3),(Workmen's Compensation, Social Security, General Liability Insurance, Benefits, Federal and State Unemployment Tax)	\$0
6. Field Office Overhead @ 5.00%	\$0
7. General Liability Insurance Coverage @ 0.92%	\$31
8. Builder's Risk Insurance Coverage @ 0.03%	\$1
9. Subcontractor Default Insurance Coverage @ 1.40%	\$47
10. Gross Receipts Tax @ 0.09%	\$3
11. Design @ 7.5% (varies)	\$251
11. Payment and Performance Bonds @ 0.62%	\$21
SUBTOTAL #2	\$3,697
12. Profit @ 5.00%	\$167
TOTAL COST OF CHANGE ORDER	\$3,864



October 17, 2025

Timothy Dimond
Deputy Director - Department of Real Estate & Asset Management
141 Pryor Street
Atlanta, GA 30303

Re: Commissioner Thorne Offices
North Fulton Health & Human Services
PCO#007 - Commissioners Office Revision 3

Dear Tim,

Described below are the scope, cost and schedule implications.

Per Owner's Request - Add Rooms 210,211,212,213,214 to project scope for offices for Commissioner Thorne.

The cost for this Work is: \$30,838

Beck requests authorization to use funds from the Owner Allowance to fund this scope of work.

Sincerely,
Beck

Owner Authorization Signature

Date

Name

Title

Exhibit A



SUMMARY - CHANGES IN THE WORK

Project: North Fulton HHS

Date: October 17, 2025

Description of Change: PCO#007 - Comissioners Office Revision 3

Per Owner's Request - Add Rooms 210,211,212,213,214 to project scope for offices for Comissioner Thorne.

1. Materials/Subcontracts (see attached itemized breakdown)	\$26,503
2. Rent of Equipment (see attached itemized breakdown)	\$0
3. Labor (see attached itemized breakdown)	\$0
SUBTOTAL #1	\$26,503
5. Labor Burden (varies): (37.5% of Item 3),(Workmen's Compensation, Social Security, General Liability Insurance, Benefits, Federal and State Unemployment Tax)	\$0
6. Field Office Overhead @ 5.00%	\$0
7. General Liability Insurance Coverage @ 0.92%	\$284
8. Builder's Risk Insurance Coverage @ 0.03%	\$9
9. Subcontractor Default Insurance Coverage @ 1.40%	\$371
10. Gross Receipts Tax @ 0.09%	\$24
11. Design @ 7.5% (varies)	\$1,988
11. Payment and Performance Bonds @ 0.62%	\$191
SUBTOTAL #2	\$29,370
12. Profit @ 5.00%	\$1,468
TOTAL COST OF CHANGE ORDER	\$30,838



December 15, 2025

Timothy Dimond
Deputy Director - Department of Real Estate & Asset Management
141 Pryor Street
Atlanta, GA 30303

Re:
North Fulton Health & Human Services
PCO #008 - Furniture Revision 2

Dear Tim,

Described below are the scope, cost and schedule implications.

Beck shall furnish and install all furniture through its vendor, Minton Jones. The scope of work shall be in accordance with the previously reviewed and approved Minton Jones quotation and material selections.

The cost for this Work is: \$658,369

The total extension of time is: To Be Determined

Sincerely,
Beck

Exhibit A



SUMMARY - CHANGES IN THE WORK

Project: North Fulton HHS

Date: December 15, 2025

Description of Change: **PCO #008 - Furniture Revision 2**

Beck shall furnish and install all furniture through its vendor, Minton Jones. The scope of work shall be in accordance with the previously reviewed and approved Minton Jones quotation and material selections.

1. Materials/Subcontracts (see attached itemized breakdown)	<u>\$658,369</u>
2. Rent of Equipment (see attached itemized breakdown)	<u>\$0</u>
3. Labor (see attached itemized breakdown)	<u>\$0</u>
SUBTOTAL #1	<u>\$658,369</u>
5. Labor Burden (varies): (37.5% of Item 3),(Workmen's Compensation, Social Security, General Liability Insurance, Benefits, Federal and State Unemployment Tax)	<u>Discounted</u>
6. Field Office Overhead @ 5.00%	<u>Discounted</u>
7. General Liability Insurance Coverage @ 0.92%	<u>Discounted</u>
8. Builder's Risk Insurance Coverage @ 0.03%	<u>Discounted</u>
9. Subcontractor Default Insurance Coverage @ 1.40%	<u>Discounted</u>
10. Gross Receipts Tax @ 0.09%	<u>Discounted</u>
11. Design @ 7.5% (varies)	<u>Discounted</u>
11. Payment and Performance Bonds @ 0.62%	<u>Discounted</u>
SUBTOTAL #2	<u>\$658,369</u>
12. Profit @ 5.00%	<u>Discounted</u>
TOTAL COST OF CHANGE ORDER	<u>\$658,369</u>



October 18, 2025

Timothy Dimond
Deputy Director - Department of Real Estate & Asset Management
141 Pryor Street
Atlanta, GA 30303

Re: PCO#009 - Oral Health Revision 2
North Fulton Health & Human Services

Dear Tim,

Described below are the scope, cost and schedule implications.

Final dental equipment drawings were provided by Atlanta Dental Office Design on August 6, 2025. This PCO reflects the costs for additional plumbing, electrical, and drywall rework required by the new design.

The cost for this Work is: \$67,160

Beck requests authorization to use funds from the Owner Allowance to fund this scope of work.

Sincerely,
Beck

Owner Authorization Signature

Date

Name

Title

[Faint blue ink smudges and illegible markings]

SUMMARY - CHANGES IN THE WORK

Project: North Fulton HHSDate: October 17, 2025Description of Change: PCO#009 - Oral Health Revision 2

Final dental equipment drawings were provided by Atlanta Dental Office Design on August 6, 2025. This PCO reflects the costs for additional plumbing, electrical, and drywall rework required by the new design.

1. Materials/Subcontracts (see attached itemized breakdown)	\$26,776
2. Rent of Equipment (see attached itemized breakdown)	\$1,193
3. Labor (see attached itemized breakdown)	\$31,504
SUBTOTAL #1	\$59,472
5. Labor Burden (varies): (37.5% of Item 3),(Workmen's Compensation, Social Security, General Liability Insurance, Benefits, Federal and State Unemployment Tax)	\$0
6 Field Office Overhead @ 5.00%	\$0
7. General Liability Insurance Coverage @ 0.92%	\$618
8. Builder's Risk Insurance Coverage @ 0.03%	\$20
9. Subcontractor Default Insurance Coverage @ 1.40%	\$375
10. Gross Receipts Tax @ 0.09%	\$60
11. Design	\$3,000
11. Payment and Performance Bonds @ 0.62%	\$416
SUBTOTAL #2	\$63,962
12. Profit @ 5.00%	\$3,198
TOTAL COST OF CHANGE ORDER	\$67,160



October 18, 2025

Timothy Dimond
Deputy Director - Department of Real Estate & Asset Management
141 Pryor Street
Atlanta, GA 30303

Re: Exterior Grate Mats
North Fulton Health & Human Services
PCO#011 - Entrance Grate Mats - Concrete Repair Only

Dear Tim,

Described below are the scope, cost and schedule implications.

Per county comments -

Remove entrance grate mat, repair damaged concrete. Reinstall existing grate mat after cleaning or install owner furnished grate mat.

The cost for this Work is: \$1,769

Beck requests authorization to use funds from the Owner Allowance to fund this scope of work.

Sincerely,
Beck

Exhibit A



SUMMARY - CHANGES IN THE WORK

Project: North Fulton HHS Date: October 18, 2025

Description of Change: PCO#011 - Entrance Grate Mats - Concrete Repair Only

Per county comments -

Remove entrance grate mat, repair damaged concrete. Reinstall existing grate mat after cleaning or install owner furnished grate mat.

1. Materials/Subcontracts (see attached itemized breakdown)	\$0
2. Rent of Equipment (see attached itemized breakdown)	\$100
3. Labor (see attached itemized breakdown)	\$1,440
SUBTOTAL #1	\$1,540
5. Labor Burden (varies): (37.5% of Item 3),(Workmen's Compensation, Social Security, General Liability Insurance, Benefits, Federal and State Unemployment Tax)	\$0
6. Field Office Overhead @ 5.00%	\$0
7. General Liability Insurance Coverage @ 0.92%	\$16
8. Builder's Risk Insurance Coverage @ 0.03%	\$1
9. Subcontractor Default Insurance Coverage @ 1.40%	\$0
10. Gross Receipts Tax @ 0.09%	\$1
11. Design @ 7.5% (varies)	\$116
11. Payment and Performance Bonds @ 0.62%	\$11
SUBTOTAL #2	\$1,685
12. Profit @ 5.00%	\$84
TOTAL COST OF CHANGE ORDER	\$1,769



November 19, 2025

Timothy Dimond
Deputy Director - Department of Real Estate & Asset Management
141 Pryor Street
Atlanta, GA 30303

Re: Signage
North Fulton Health & Human Services
PCO#012B - Refurbish Monument Sign Revision 3

Dear Tim,

Described below are the scope, cost and schedule implications.

Refurbish existing monument sign at North Point Parkway entrance.

The cost for this Work is: \$9,900

Beck requests authorization to use funds from the Owner Allowance to fund this scope of work.

Sincerely,
Beck

Exhibit A



SUMMARY - CHANGES IN THE WORK

Project: North Fulton HHS

Date: November 19, 2025

Description of Change: **PCO#012B - Refurbish Monument Sign Revision 3**

Refurbish existing monument sign at North Point Parkway entrance.

1. Materials/Subcontracts (see attached itemized breakdown)	\$9,162
2. Rent of Equipment (see attached itemized breakdown)	\$0
3. Labor (see attached itemized breakdown)	\$0
SUBTOTAL #1	\$9,162
5. Labor Burden (varies): (37.5% of Item 3),(Workmen's Compensation, Social Security, General Liability Insurance, Benefits, Federal and State Unemployment Tax)	\$0
6. Field Office Overhead @ 5.00%	\$0
7. General Liability Insurance Coverage @ 0.92%	\$84
8. Builder's Risk Insurance Coverage @ 0.03%	\$3
9. Subcontractor Default Insurance Coverage @ 1.40%	\$128
10. Gross Receipts Tax @ 0.09%	\$8
11. Design @ 7.5% (varies)	\$0
11. Payment and Performance Bonds @ 0.62%	\$57
SUBTOTAL #2	\$9,442
12. Profit @ 5.00%	\$458
TOTAL COST OF CHANGE ORDER	\$9,900



October 18, 2025

Timothy Dimond
Deputy Director - Department of Real Estate & Asset Management
141 Pryor Street
Atlanta, GA 30303

Re: Signage
North Fulton Health & Human Services
PCO#012C - Digital Directories

Dear Tim,

Described below are the scope, cost and schedule implications.

Furnish and install new digital directory signs at Levels 1 & 2.

The cost for this Work is: \$14,282

Beck requests authorization to use funds from the Owner Allowance to fund this scope of work.

Sincerely,
Beck

Exhibit A



SUMMARY - CHANGES IN THE WORK

Project: North Fulton HHS

Date: October 18, 2025

Description of Change: PCO#012C - Digital Directories

Furnish and install new digital directory signs at Levels 1 & 2.

1. Materials/Subcontracts (see attached itemized breakdown)	\$12,274
2. Rent of Equipment (see attached itemized breakdown)	\$0
3. Labor (see attached itemized breakdown)	\$0
SUBTOTAL #1	\$12,274
5. Labor Burden (varies): (37.5% of Item 3),(Workmen's Compensation, Social Security, General Liability Insurance, Benefits, Federal and State Unemployment Tax)	\$0
6. Field Office Overhead @ 5.00%	\$0
7. General Liability Insurance Coverage @ 0.92%	\$131
8. Builder's Risk Insurance Coverage @ 0.03%	\$4
9. Subcontractor Default Insurance Coverage @ 1.40%	\$172
10. Gross Receipts Tax @ 0.09%	\$11
11. Design @ 7.5% (varies)	\$921
11. Payment and Performance Bonds @ 0.62%	\$89
SUBTOTAL #2	\$13,602
12. Profit @ 5.00%	\$680
TOTAL COST OF CHANGE ORDER	\$14,282



October 18, 2025

Timothy Dimond
Deputy Director - Department of Real Estate & Asset Management
141 Pryor Street
Atlanta, GA 30303

Re: W&A Proposal - 4700 North Parkway Alpharetta GA
North Fulton Health & Human Services
PCO#013 - LV Equipment and Systems

Dear Tim,

Described below are the scope, cost and schedule implications.

See back up for complete description of scope.

The cost for this Work is: \$486,880

Beck requests authorization to use funds from the Owner Allowance to fund this scope of work.

Sincerely,
Beck

Owner Authorization Signature

Date

Name

Title

Exhibit A



SUMMARY - CHANGES IN THE WORK

Project: North Fulton HHS

Date: October 18, 2025

Description of Change: PCO#013 - LV Equipment and Systems

See back up for complete description of scope.

1. Materials/Subcontracts (see attached itemized breakdown)	<u>\$486,880</u>
2. Rent of Equipment (see attached itemized breakdown)	<u>\$0</u>
3. Labor (see attached itemized breakdown)	<u>\$0</u>
SUBTOTAL #1	<u>\$486,880</u>
5. Labor Burden (varies): (37.5% of Item 3),(Workmen's Compensation, Social Security, General Liability Insurance, Benefits, Federal and State Unemployment Tax)	<u>Discounted</u>
6. Field Office Overhead @ 5.00%	<u>Discounted</u>
7. General Liability Insurance Coverage @ 0.92%	<u>Discounted</u>
8. Builder's Risk Insurance Coverage @ 0.03%	<u>Discounted</u>
9. Subcontractor Default Insurance Coverage @ 1.40%	<u>Discounted</u>
10. Gross Receipts Tax @ 0.09%	<u>Discounted</u>
11. Design @ 7.5% (varies)	<u>Discounted</u>
11. Payment and Performance Bonds @ 0.62%	<u>Discounted</u>
SUBTOTAL #2	<u>\$486,880</u>
12. Profit @ 5.00%	<u>Discounted</u>
TOTAL COST OF CHANGE ORDER	<u>\$486,880</u>



December 18, 2025

Timothy Dimond
Deputy Director - Department of Real Estate & Asset Management
141 Pryor Street
Atlanta, GA 30303

Re: 4700 North Point - Cash Flow
North Fulton Health & Human Services
PCO#014 - AV Equipment & Systems

Dear Tim,

Described below are the scope, cost and schedule implications.

The Audio Visual equipment scope of work includes furnishing and installing all projectors, screens, speakers, cameras, and presentation equipment per the approved drawings and specifications. Includes general conditions for 3.5 weeks to coordinate AV scope beyond the Jan 15, 2026 contractual completion date.

The cost for this Work is: ~~\$370,944~~ ← **\$370,943.99**

Sincerely,
Beck

Ashley Gavilla

Ashley Gavilla
Assistant Project Manager

CC: Project File

Exhibit A



SUMMARY - CHANGES IN THE WORK

Project: North Fulton HHS

Date: December 18, 2025

Description of Change: PCO#014 - AV Equipment & Systems

The Audio Visual equipment scope of work includes furnishing and installing all projectors, screens, speakers, cameras, and presentation equipment per the approved drawings and specifications. Includes general conditions for 3.5 weeks to coordinate AV scope beyond the Jan 15, 2026 contractual completion date.

1. Materials/Subcontracts (see attached itemized breakdown)	\$310,000
2. Rent of Equipment (see attached itemized breakdown)	\$1,883
3. Labor (see attached itemized breakdown)	\$30,924
SUBTOTAL #1	\$342,807
5. Labor Burden (varies): (37.5% of Item 3),(Workmen's Compensation, Social Security, General Liability Insurance, Benefits, Federal and State Unemployment Tax)	\$0
6 Field Office Overhead @ 5.00%	\$0
7. General Liability Insurance Coverage @ 0.92%	\$3,413
8. Builder's Risk Insurance Coverage @ 0.03%	\$111
9. Subcontractor Default Insurance Coverage @ 1.40%	\$4,340
10. Gross Receipts Tax @ 0.09%	\$309
11. Design @ 7.5% (varies)	\$0
11. Payment and Performance Bonds @ 0.62%	\$2,300
SUBTOTAL #2	\$353,280
12. Profit @ 5.00%	\$17,664
TOTAL COST OF CHANGE ORDER	\$370,943.99 →
	\$370,944



October 18, 2025

Timothy Dimond
Deputy Director - Department of Real Estate & Asset Management
141 Pryor Street
Atlanta, GA 30303

Re: 95% Construction Document Comment Review
North Fulton Health & Human Services
PCO#015 - Roof Hose Bibbs Revision 2

Dear Tim,

Described below are the scope, cost and schedule implications.

Furnish and install two (2) non-freeze hose bibbs at the roof level. See drawing for proposed locations.

The cost for this Work is: \$15,533

Beck requests authorization to use funds from the Owner Allowance to fund this scope of work.

Sincerely,
Beck

Owner Authorization Signature

Date

Name

Title

Exhibit A



SUMMARY - CHANGES IN THE WORK

Project: North Fulton HHS

Date: October 18, 2025

Description of Change: PCO#015 - Roof Hose Bibbs Revision 2

Furnish and install two (2) non-freeze hose bibbs at the roof level. See drawing for proposed locations.

1. Materials/Subcontracts (see attached itemized breakdown)	\$13,349
2. Rent of Equipment (see attached itemized breakdown)	\$0
3. Labor (see attached itemized breakdown)	\$0
SUBTOTAL #1	\$13,349
5. Labor Burden (varies): (37.5% of Item 3),(Workmen's Compensation, Social Security, General Liability Insurance, Benefits, Federal and State Unemployment Tax)	\$0
6. Field Office Overhead @ 5.00%	\$0
7. General Liability Insurance Coverage @ 0.92%	\$143
8. Builder's Risk Insurance Coverage @ 0.03%	\$5
9. Subcontractor Default Insurance Coverage @ 1.40%	\$187
10. Gross Receipts Tax @ 0.09%	\$12
11. Design @ 7.5% (varies)	\$1,001
11. Payment and Performance Bonds @ 0.62%	\$96
SUBTOTAL #2	\$14,793
12. Profit @ 5.00%	\$740
TOTAL COST OF CHANGE ORDER	\$15,533



December 15, 2025

Timothy Dimond
Deputy Director - Department of Real Estate & Asset Management
141 Pryor Street
Atlanta, GA 30303

Re:
North Fulton Health & Human Services
PCO#016 - Appliances

Dear Tim,

Described below are the scope, cost and schedule implications.

The Miscellaneous FFE package includes furnishment and installation of all approved appliances.

The cost for this Work is: \$49,230

The total extension of time is: TBD days

Sincerely,
Beck

Exhibit A



SUMMARY - CHANGES IN THE WORK

Project: North Fulton HHS

Date: December 15, 2025

Description of Change: PCO#016 - Appliances

The Miscellaneous FFE pacakge includes furnishment and installation of all approved appliances.

1. Materials/Subcontracts (see attached itemized breakdown)	<u>\$49,230</u>
2. Rent of Equipment (see attached itemized breakdown)	<u>\$0</u>
3. Labor (see attached itemized breakdown)	<u>\$0</u>
SUBTOTAL #1	<u>\$49,230</u>
5. Labor Burden (varies): (37.5% of Item 3),(Workmen's Compensation, Social Security, General Liability Insurance, Benefits, Federal and State Unemployment Tax)	<u>included</u>
6. Field Office Overhead @ 5.00%	<u>included</u>
7. General Liability Insurance Coverage @ 0.92%	<u>included</u>
8. Builder's Risk Insurance Coverage @ 0.03%	<u>included</u>
9. Subcontractor Default Insurance Coverage @ 1.40%	<u>included</u>
10. Gross Receipts Tax @ 0.09%	<u>included</u>
11. Design @ 7.5% (varies)	<u>included</u>
11. Payment and Performance Bonds @ 0.62%	<u>included</u>
SUBTOTAL #2	<u>\$49,230</u>
12. Profit @ 5.00%	<u>included</u>
TOTAL COST OF CHANGE ORDER	<u>\$49,230</u>



December 15, 2025

Timothy Dimond
Deputy Director - Department of Real Estate & Asset Management
141 Pryor Street
Atlanta, GA 30303

Re:
North Fulton Health & Human Services
PCO#017 - Moving

Dear Tim,

Described below are the scope, cost and schedule implications.

Provide moving services to relocate client user groups from current locations to new location at 4700 North Point Parkway. Management by Owner.

The cost for this Work is: \$15,990

The total extension of time is: TBD days

Sincerely,
Beck

Exhibit A



SUMMARY - CHANGES IN THE WORK

Project: North Fulton HHS

Date: December 15, 2025

Description of Change: PCO#017 - Moving

Provide moving services to relocate client user groups from current locations to new location at 4700 North Point Parkway.
Management by Owner.

1. Materials/Subcontracts (see attached itemized breakdown)	<u>\$15,990</u>
2. Rent of Equipment (see attached itemized breakdown)	<u>\$0</u>
3. Labor (see attached itemized breakdown)	<u>\$0</u>
SUBTOTAL #1	<u>\$15,990</u>
5. Labor Burden (varies): (37.5% of Item 3),(Workmen's Compensation, Social Security, General Liability Insurance, Benefits, Federal and State Unemployment Tax)	<u>excluded</u>
6. Field Office Overhead @ 5.00%	<u>excluded</u>
7. General Liability Insurance Coverage @ 0.92%	<u>excluded</u>
8. Builder's Risk Insurance Coverage @ 0.03%	<u>excluded</u>
9. Subcontractor Default Insurance Coverage @ 1.40%	<u>excluded</u>
10. Gross Receipts Tax @ 0.09%	<u>excluded</u>
11. Design @ 7.5% (varies)	<u>excluded</u>
11. Payment and Performance Bonds @ 0.62%	<u>excluded</u>
SUBTOTAL #2	<u>\$15,990</u>
12. Profit @ 5.00%	<u>excluded</u>
TOTAL COST OF CHANGE ORDER	<u>\$15,990</u>

Performance Evaluation Details

ID	E4
Project	Design/Build Services for North Fulton HHS Center
Project Number	24RFP020124K-JA
Supplier	Beck Group
Supplier Project Contact	Brad Oliva (preferred language: English)
Performance Program	Construction Services
Evaluation Period	10/08/2025 to 01/07/2026
Effective Date	01/08/2026
Evaluation Type	Formal
Interview Date	Not Specified
Expectations Meeting Date	Not Specified
Status	Completed
Publication Date	01/08/2026 12:32 PM EST
Completion Date	01/08/2026 12:32 PM EST
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

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

The Beck Group PMI JV construction team continued to meet most of the project milestones during this period.

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

The Beck Group PMI JV maintained budget control of the project during this period. The identified change orders were fairly priced.

OVERALL CONSTRUCTION PROJECT MANAGEMENT

17/20

Rating

Excellent: Commendable Project Management that exceeds in some areas.

Comments

The Beck Group PMI JV provided good understanding of the project objectives and requirements.

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

The Beck Group PMI JV provided consistent tracking of project change orders and submitted fair pricing for them.

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

The Beck Group PMI JV maintained oversight of contract compliance issues and resolved any issues timely.

GENERAL COMMENTS

Comments

Satisfied with the overall performance of the Beck Group PMI JV.



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0021

Meeting Date: 1/21/2026

Department

Real Estate and Asset Management

Requested Action

Request approval of a Resolution approving the First Amendment to Ground Lease Agreement between Fulton County, Georgia (Landlord) and Cellco Partnership D/B/A Verizon Wireless (Tenant) for the lease of real property located at 266 Rawson Street, Atlanta, Georgia; authorizing the Chairman to execute the First Amendment and related documents; authorizing the County Attorney to approve the First Amendment and related documents as to form and to make modifications thereto prior to execution; and for other purposes.

Requirement for Board Action

Pursuant to Fulton County Code ("FCC") § 1-117, the Fulton County Board of Commissioners has exclusive jurisdiction and control over directing and controlling all the property of Fulton County, as they may deem expedient, according to law. FCC § 172-62 also permits the leasing of County-owned property for telecommunication towers upon approval by the Board of Commissioners and pursuant to the provisions of FCC § 172-62.

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: CELLCO PARTNERSHIP D/B/A Verizon Wireless is seeking approval from the

Fulton County Board of Commissioners to modify the terms of its lease of County-owned real property located at 266 Rawson Street, Atlanta, Georgia.

CELLCO PARTNERSHIP D/B/A Verizon Wireless and the Department of Real Estate and Asset Management (DREAM) have negotiated mutually acceptable rental terms that include an increase to the annual escalation rate and the monthly rental rate, a lump sum payment, and an extension to the lease term.

The initial base monthly rental payment will be \$4,500.00, as of the effective lease agreement commencement date and for all permitted renewal terms the annual rental rate will increase by 3%, and the rental term will be automatically renewed, upon the same terms and conditions, for five (5) additional five (5) year terms.

Community Impact: CELLCO PARTNERSHIP D/B/A Verizon Wireless can avoid constructing an additional cellular antenna structure within the community by maintaining its cellular communication equipment at this location.

Department Recommendation: DREAM recommends approving the First Amendment to Ground Lease Agreement to formalize the negotiated rental terms with CELLCO PARTNERSHIP D/B/A Verizon Wireless at 266 Rawson Street Atlanta, Georgia.

Project Implications: A market analysis for available antenna space for cellular communications in the surrounding area supports an increase in the monthly rental rate. The approval of the First Amendment to Lease Agreement is required to keep rental revenue and to maintain optimum cellular services within the community.

Community Issues/Concerns: None

Department Issues/Concerns: The First Amendment to Ground Lease Agreement between Fulton County and CELLCO PARTNERSHIP D/B/A Verizon Wireless is a revenue lease agreement for the County.

Fiscal Impact / Funding Source

Annual rental incomes and all payments to be received from CELLCO PARTNERSHIP D/B/A Verizon Wireless will be deposited into Accounting Line 100-333-3333-5216.

1 **A RESOLUTION APPROVING THE FIRST AMENDMENT TO GROUND LEASE**
2 **AGREEMENT BETWEEN FULTON COUNTY, GEORGIA (LANDLORD) AND CELLCO**
3 **PARTNERSHIP D/B/A VERIZON WIRELESS (TENANT) FOR THE LEASE OF REAL**
4 **PROPERTY LOCATED AT 266 RAWSON STREET, ATLANTA, GEORGIA;**
5 **AUTHORIZING THE CHAIRMAN TO EXECUTE THE FIRST AMENDMENT AND**
6 **RELATED DOCUMENTS; AUTHORIZING THE COUNTY ATTORNEY TO APPROVE**
7 **THE FIRST AMENDMENT AND RELATED DOCUMENTS AS TO FORM AND TO**
8 **MAKE MODIFICATIONS THERETO PRIOR TO EXECUTION; AND FOR OTHER**
9 **PURPOSES.**

10 **WHEREAS**, Fulton County, Georgia (“Fulton County”) is a political subdivision of
11 the State of Georgia, existing as such under and by the Constitution, statutes, and laws
12 of the State; and

13 **WHEREAS**, Fulton County and Celco Partnership d/b/a Verizon Wireless
14 (“Tenant”), or its predecessor-in-interest, entered into that certain Ground Lease
15 Agreement (“Lease”) dated January 23, 1990, pursuant to which Tenant leases a portion
16 of County-owned real property located at 266 Rawson Street, Atlanta, Georgia 30312
17 (“Property”); and

18 **WHEREAS**, Tenant has submitted a request to the Department of Real Estate and
19 Asset Management (“DREAM”) confirming Tenant’s intent to continue leasing the
20 Property from the County, and formalizing new lease terms; and

21 **WHEREAS**, DREAM and Tenant have negotiated mutually acceptable rental
22 terms for Tenant’s continued lease and occupancy of the Property, including an increase
23 in Tenant’s monthly rental payment to \$4,500.00, and thereafter subject to an annual 3%
24 increase; and

25 **WHEREAS**, the First Amendment includes an initial term of five (5) years with
26 automatic annual renewals, commencing on January 1, 2025 and concluding on
27 December 31, 2030, with an option for Tenant to extend the Lease for five (5) additional
28 five (5) year renewal terms; and

29 **WHEREAS**, Fulton County and Tenant desire to execute the First Amendment to
30 Ground Lease Agreement to formally extend the term of the Lease, to increase the rent
31 to be paid to Fulton County thereunder, to clarify the scope of Tenant’s permitted use of
32 the Property, and to modify the termination notice section, among other changes; and

33 **WHEREAS**, pursuant to Fulton County Code (“FCC”) § 1-117, the Fulton County
34 Board of Commissioners has exclusive jurisdiction and control over directing and
35 controlling all the property of Fulton County, as they may deem expedient, according to

1 law, and pursuant to FCC § 172-62, the leasing of County-owned property for
2 telecommunication towers is permitted upon approval by the Board of Commissioners
3 and pursuant to the provisions of FCC § 172-62.

4 **NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners hereby
5 approves the First Amendment to Ground Lease Agreement with Cellco Partnership d/b/a
6 Verizon Wireless (“Tenant”) in substantially the form attached hereto as Exhibit A.

7 **BE IT FURTHER RESOLVED**, that the Chairman of the Board of Commissioners
8 is hereby authorized to execute the First Amendment between Fulton County and Tenant,
9 and any related documents.

10 **BE IT FURTHER RESOLVED**, that the County Attorney is hereby authorized to
11 approve the First Amendment and any related documents as to form, and to make such
12 modifications as are necessary to protect the County’s interests prior to execution by the
13 Chairman.

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

17
18 **PASSED AND ADOPTED** by the Board of Commissioners of Fulton County,
19 Georgia, this _____ day of _____, 2026.

20
21
22 **BY:**

23
24 _____
25 Robert L. Pitts, Chairman
26 Fulton County Board of Commissioners
27

28
29
30 **ATTEST:**

31
32 _____
33 Tonya R. Grier
34 Clerk to the Commission
35
36
37

1 **APPROVED AS TO FORM:**

2

3

4 _____
Y. Soo Jo

5 County Attorney

EXHIBIT A

Form of First Amendment to Ground Lease Agreement

Gm
THE FIRST AMENDMENT TO GROUND LEASE AGREEMENT

This First Amendment to Ground Lease Agreement (this "**Amendment**") is made effective as of the date of last signature hereto (the "**Effective Date**") by and between **Fulton County, Georgia ("Landlord")** and **Cellco Partnership d/b/a Verizon Wireless ("Tenant")**, executed on its behalf by **American Tower Delaware Corporation**, a Delaware Corporation and/or its parents, affiliates and subsidiaries ("**American Tower**") (Landlord and Tenant being collectively referred to herein as the "**Parties**").

RECITALS

WHEREAS, Landlord owns the real property located as 266 Rawson St SW, Atlanta, Georgia 30312, as further described on **Exhibit A** attached hereto and incorporated by reference (the "**Parent Parcel**"); and

WHEREAS, Landlord (or its predecessor-in-interest) and Tenant (or its predecessor-in-interest) entered into that certain Ground Lease Agreement dated January 23, 1990 (as the same may have been modified, the "**Lease**", attached hereto as **Exhibit B** and incorporated by reference), pursuant to which Tenant leases a portion of the Parent Parcel and is the beneficiary of certain easements for access and public utilities, all as more particularly described in the Lease (such portion of the Parent Parcel so leased along with such portion of the Parent Parcel so affected, collectively, the "**Leased Premises**"), which Leased Premises are also described on **Exhibit A**; and

WHEREAS, Tenant and/or its parent, affiliates, subsidiaries and other parties identified therein, entered into a sublease agreement with American Tower, pursuant to which American Tower subleases, manages, operates and maintains, as applicable, the Leased Premises, all as more particularly described therein; and

WHEREAS, Tenant has granted American Tower a limited power of attorney (the "**POA**") to, among other things, prepare, negotiate, execute, deliver, record and/or file certain documents on behalf of Tenant, all as more particularly set forth in the POA; and

WHEREAS, Landlord and Tenant desire to amend the terms of the Lease to extend the term thereof and to otherwise modify the Lease as expressly provided herein.

NOW THEREFORE, in consideration of the foregoing recitals and the mutual covenants set forth herein and other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **One-Time Payment.** American Tower, on behalf of Tenant, shall pay to Landlord a one-time payment in the amount of **Seventy Five Thousand and No/100 Dollars (\$75,000.00)** (the "**One-Time Payment**"), within thirty (30) days of the Effective Date of this Amendment and subject to the following conditions precedent:
 - a. Tenant's receipt of this Amendment and an original Memorandum (as defined below), both executed by Landlord; and
 - b. Tenant's receipt of any documents or other items reasonably requested by Tenant from Landlord required to effectuate the transaction and payment contemplated herein.

2. **Lease Term Extended.** Notwithstanding anything to the contrary contained in the Lease or this Amendment, the Parties agree the Lease originally commenced on March 1, 2000 and the then-existing term of the Lease expired on February 29, 2020, following which the Lease was subject to annual renewals until and unless terminated by either Party via written notice. The Lease is hereby amended to provide Tenant with the option to extend the Lease for each of five (5) additional five (5) year renewal terms (each a "**New Renewal Term**" and, collectively, the "**New Renewal Terms**"). The Parties agree that the first New Renewal Term commenced on January 1, 2025, and will continue through December 31, 2030. Notwithstanding anything to the contrary contained in the Lease, as modified by this Amendment:

- a. All New Renewal Terms shall automatically renew unless Tenant notifies Landlord that Tenant elects not to renew the Lease at least sixty (60) days prior to the commencement of the next New Renewal Term, and
- b. Landlord shall be able to terminate the Lease upon two (2) years' prior written notice in the event of a material default by Tenant, which default is not cured within sixty (60) days of Tenant's receipt of written notice thereof, provided, however, in the event that Tenant has diligently commenced to cure a material default within sixty (60) days of Tenant's actual receipt of notice thereof and reasonably requires additional time beyond the sixty (60) day cure period described herein to effect such cure, Tenant shall have such additional time as is necessary (beyond the sixty [60] day cure period) to effect the cure.

Landlord hereby agrees to execute and return to Tenant an original Memorandum of Lease in the form and of the substance attached hereto as **Exhibit C** and by this reference made a part hereof (the "**Memorandum**") executed by Landlord, together with any applicable forms needed to record the Memorandum, which forms shall be supplied by Tenant to Landlord.

3. **Rent and Escalation.** Commencing on the Effective Date, the Rent is hereby increased to **Four Thousand Five Hundred and 00/100 Dollars (\$4,500.00)** per month. Notwithstanding the foregoing, Landlord hereby acknowledges and agrees that such increase may not be reflected in rental payments to Landlord until ninety (90) days after the Effective Date. Commencing on January 1, 2026 and on each successive annual anniversary thereof, Rent due under the Lease, as amended herein, shall increase by an amount equal to **three percent (3%)** of the then-current Rent. Notwithstanding anything to the contrary contained in the Lease, all Rent and any other payments expressly required to be paid by Tenant to Landlord under the Lease and this Amendment shall be paid to **Fulton County Department of Finance, 141 Pryor Street, Suite 7000, Atlanta, Georgia 30303, Attn: Finance Director**. Landlord hereby agrees that, beginning on the Effective Date, the Rent and the One-Time Payment described in this Amendment are the only consideration owed to Landlord from Tenant and/or American Tower pursuant to the Lease, as amended. In the event of any overpayment of Rent after the Effective Date, Tenant shall have the right to deduct from any future Rent payments an amount equal to the overpayment amount.
4. **Landlord and Tenant Acknowledgments.** Except as modified herein, the Lease and all provisions contained therein remain in full force and effect and are hereby ratified and affirmed. In the event there is a conflict between the Lease and this Amendment, this Amendment shall control. The Parties hereby agree that no defaults exist under the Lease. Landlord hereby acknowledges and agrees that Tenant shall not need consent or approval from, or to provide notice to, Landlord for any future activities at or uses of the Leased Premises, including, without limitation, subleasing and licensing to additional customers, installing, modifying, repairing, or replacing improvements within the Leased Premises, and/or assigning all or any portion of Tenant's interest in the Lease, as modified by this Amendment. Notwithstanding the foregoing, Tenant shall provide two (2) days' written notice before commencing any installations, modifications, repairs, or improvements. Tenant and Tenant's sublessees and customers shall have vehicular (specifically including truck) and pedestrian access to the Leased Premises from a public right of way on a 24 hours per day, 7 days per week basis, together with utilities services to the Leased Premises from a public right of way. Upon request by Tenant and at Tenant's sole cost and expense but without additional consideration owed to Landlord, Landlord may, in its sole discretion, agree to execute and return to Tenant building permits, zoning applications and other forms and documents, including a memorandum of lease or any appeals related to the value of the Leased Premises, as required for the use of the Leased Premises by Tenant and/or Tenant's customers, licensees, and sublessees. The terms, provisions, and conditions of this Section shall survive the execution and delivery of this Amendment.
5. **Landlord Statements.** Landlord hereby represents and warrants to Tenant that: (i) to the extent applicable, Landlord is duly organized, validly existing, and in good standing in the jurisdiction in which Landlord was organized, formed, or incorporated, as applicable, and is otherwise in good standing and authorized to transact business in each other jurisdiction in which such qualifications are required; (ii) Landlord has the

full power and authority to enter into and perform its obligations under this Amendment, and, to the extent applicable, the person(s) executing this Amendment on behalf of Landlord, have the authority to enter into and deliver this Amendment on behalf of Landlord; (iii) no consent, authorization, order, or approval of, or filing or registration with, any governmental authority or other person or entity is required for the execution and delivery by Landlord of this Amendment; (iv) Landlord is the sole owner of the Leased Premises and all other portions of the Parent Parcel; (v) to the best of Landlord's knowledge, there are no agreements, liens, encumbrances, claims, claims of lien, proceedings, or other matters (whether filed or recorded in the applicable public records or not) related to, encumbering, asserted against, threatened against, and/or pending with respect to the Leased Premises or any other portion of the Parent Parcel which do or could (now or any time in the future) adversely impact, limit, and/or impair Tenant's rights under the Lease, as amended and modified by this Amendment; (vi) so long as Tenant performs its obligations under the Lease, Tenant shall peaceably and quietly have, hold and enjoy the Leased Premises, and Landlord shall not act or permit any third person to act in any manner which would interfere with or disrupt Tenant's business or frustrate Tenant or Tenant's customers' use of the Leased Premises; and (vii) the square footage of the Leased Premises is the greater of Tenant's existing improvements on the Parent Parcel or the land area conveyed to Tenant under the Lease. The representations and warranties of Landlord made in this Section shall survive the execution and delivery of this Amendment.

6. **Notices.** The Parties acknowledge and agree that Section 13 of the Lease is hereby deleted in its entirety and replaced by the following as of the Effective Date of this Amendment:

All notices must be in writing and shall be valid upon receipt when delivered by hand, by nationally recognized courier service, or by First Class United States Mail, certified, return receipt requested to the addresses set forth herein:

To Landlord:

Fulton County
Department of Real Estate and Asset Management
141 Pryor St SW, Suite 8021
Atlanta, GA 30303

With copy to:

Attn: County Attorney
141 Pryor Street, Suite 4038
Atlanta, Georgia 30303

To Tenant:

Verizon Wireless
Attn: Network Real Estate
180 Washington Valley Road
Bedminster, NJ 07921

With copy to:

American Tower
Attn: Land Management
10 Presidential Way
Woburn, MA 01801

And also with copy to:

Attn: Legal Dept.
116 Huntington Avenue

Boston, MA 02116

Any of the Parties, by thirty (30) days prior written notice to the others in the manner provided herein, may designate one or more different notice addresses from those set forth above. Refusal to accept delivery of any notice or the inability to deliver any notice because of a changed address for which no notice was given as required herein, shall be deemed to be receipt of any such notice.

7. **Counterparts.** This Amendment may be executed in several counterparts, each of which when so executed and delivered, shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument, even though all Parties are not signatories to the original or the same counterpart. Furthermore, the Parties may execute and deliver this Amendment by electronic means such as .pdf or similar format. Each of the Parties agrees that the delivery of the Amendment by electronic means will have the same force and effect as delivery of original signatures and that each of the Parties may use such electronic signatures as evidence of the execution and delivery of the Amendment by all Parties to the same extent as an original signature.
8. **Waiver.** Notwithstanding anything to the contrary contained herein, in no event shall Landlord or Tenant be liable to the other for, and Landlord and Tenant hereby waive, to the fullest extent permitted under applicable law, the right to recover incidental, consequential (including, without limitation, lost profits, loss of use or loss of business opportunity), punitive, exemplary and similar damages.
9. **Tenant's Securitization Rights; Estoppel.** Landlord hereby consents to the granting by Tenant and/or American Tower of one or more leasehold mortgages, collateral assignments, liens, and/or other security interests (collectively, a "**Security Interest**") in Tenant's (or American Tower's) interest in the Lease, as amended herein, and all of Tenant's (or American Tower's) property and fixtures attached to and lying within the Leased Premises and further consents to the exercise by Tenant's (or American Tower's) mortgagee ("**Tenant's Mortgage**") of its rights to exercise its remedies, including without limitation foreclosure, with respect to any such Security Interest. Landlord shall recognize the holder of any such Security Interest of which Landlord is given prior written notice (any such holder, a "**Holder**") as "Tenant" hereunder in the event a Holder succeeds to the interest of Tenant and/or American Tower hereunder by the exercise of such remedies. Landlord further agrees to execute a written estoppel certificate within thirty (30) days of written request of the same by Tenant, American Tower or Holder.
10. **Taxes.** During the term of the Lease, as amended herein, Tenant shall pay when due all real property, personal property, and other taxes, fees, and assessments that are directly attributable to Tenant's improvements on the Leased Premises (the "**Applicable Taxes**") directly to the local taxing authority to the extent that the Applicable Taxes are billed directly to Tenant. Tenant hereby agrees to reimburse Landlord for any Applicable Taxes billed directly to Landlord (which shall not include any taxes or other assessments attributable to periods prior to the Effective Date). Landlord must furnish written documentation (the substance and form of which shall be reasonably satisfactory to Tenant) of any Applicable Taxes along with proof of payment of the same by Landlord. Landlord shall submit requests for reimbursement in writing to: *American Tower Corporation, Attn: Landlord Relations, 10 Presidential Way, Woburn, MA 01801* unless otherwise directed by Tenant from time to time. Subject to the requirements set forth in this Section, Tenant shall make such reimbursement payment within forty-five (45) days of receipt of a written reimbursement request from Landlord. Anything to the contrary notwithstanding, Landlord is only eligible for reimbursement if Landlord requests reimbursement within two (2) years after the date such taxes became due. Additionally, Landlord shall not be entitled to reimbursement for any costs associated with an increase in the value of Landlord's real property calculated based on any monetary consideration paid from Tenant to Landlord. If Landlord fails to pay when due any taxes affecting the Parent Parcel as required herein, Tenant shall have the right, but not the obligation, to pay such taxes on Landlord's behalf and: (i) deduct the

full amount of any such taxes paid by Tenant on Landlord's behalf from any future payments required to be made by Tenant to Landlord hereunder or (ii) and demand reimbursement from Landlord, which reimbursement payment Landlord shall make within thirty (30) days of such demand by Tenant.

11. **Conflict/Capitalized Terms.** The Parties hereby acknowledge and agree that in the event of a conflict between the terms and provisions of this Amendment and those contained in the Lease, the terms and provisions of this Amendment shall control. Except as otherwise defined or expressly provided in this Amendment, all capitalized terms used in this Amendment shall have the meanings or definitions ascribed to them in the Lease. To the extent of any inconsistency in or conflict between the meaning, definition, or usage of any capitalized terms in this Amendment and the meaning, definition, or usage of any such capitalized terms or similar or analogous terms in the Lease, the meaning, definition, or usage of any such capitalized terms in this Amendment shall control.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

LANDLORD:

FULTON COUNTY, GEORGIA

Robert L. Pitts, Chairman
Fulton County Board of Commissioners

ATTEST:

Tonya R. Grier
Clerk to the Commission

(Affix County Seal)

APPROVED AS TO FORM:

Y. Soo Jo, County Attorney

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

TENANT:

Cellco Partnership d/b/a Verizon Wireless

By: **American Tower Delaware Corporation**, a Delaware corporation
Title: Attorney-in-Fact

Signature: _____
Print Name: _____
Title: _____
Date: _____

Joinder and Acknowledgement

The undersigned, by its signature below, does hereby acknowledge and agree to pay to Landlord the “One-Time Payment” described in Section 1 above, provided all requirements in this Amendment have been satisfied. The undersigned additionally acknowledges and agrees that adequate consideration has been received for such payment(s).

American Tower Delaware Corporation,
a Delaware corporation

Signature: _____
Print Name: _____
Title: _____
Date: _____

Exhibit A

This Exhibit A may be replaced at Tenant's option and with written permission from Landlord, as described below.

Parent Parcel

Tenant shall have the right to replace this description with a description obtained from the Landlord's deed(s) that includes the land area encompassed by the Lease and Tenant's improvements thereon.

The Parent Parcel consists of the entire legal, taxable lot owned by Landlord as described in a deed (or deeds) to Landlord of which the Leased Premises is a part, with such Parent Parcel being described below:

The land referred to herein below is situated in the City of Atlanta, County of Fulton, State of Georgia and is described as follows:

PARCEL 1

All that tract or parcel of land lying and being in Land Lot 76 of the 14th Land District of Fulton County, Georgia and being more particularly described as follows:

BEGINNING at the intersection of the eastern existing right of way line of Cooper Street and the southern twisting right of way line of Rawson Street, said point being 294.53 feet right, southeast of and opposite station 97-69.08 on the mainline of I-20 on Georgia Highway Project 1-75-2 (08)C; running thence easterly along said right of way line of Hasson Street a distance of 103.92 feet to the point of intersection with the Grantor's eastern property line, said point being 312.46 feet right, southeast of, and opposite station 98-77.17 on said mainline; thence southwesterly along a straight line distance of 65.60 feet to a point 342.49 feet right, southeast of, and opposite station 98-15.66 on said mainline; thence northwesterly along a straight line a distance of 112.56 feet to the point of intersection with said right of way line of Cooper Street, said point being 432.37 feet right, southeast of, and opposite station 97-77.77 on said mainline; thence northerly along said right of way line of Cooper Street a distance of 140.21 feet back to the point of beginning.

Parcel ID#: N/A

This being the same property conveyed to the Department of Transportation from R. S. Monroe and Roy T. Jones in a right-of-way deed dated September 11, 1984 and recorded September 19, 1984 in Book 9162 Page 342.

PARCEL 2

All that tract or parcel of land lying and being in land Lot 76 of the 14th District of Fulton County, Georgia, and being more fully described as follows;

Beginning at a point on the south side of Rawson Street one hundred five (105) feet east from the southeast corner of Rawson Street and Cooper Street; thence along the south side of Rawson Street one hundred thirty (130) feet to the Northwood corner of the property now or formerly owned by Edns Green and Samuel Green (Deed Book 3337, Page 386, Fulton County Records), which point is one hundred (100) feet more or less West from the Southwest corner of Rawson Street and Formwalt Street; running thence South along the West side of said property of Green two hundred thirteen (213) feet; thence West forty five (45) feet; thence North one hundred forty (140) feet to the South side of Rawson Street at the point of beginning; known as 256 and 260 Rawson Street, S.W., with the present system of numbering in the City Atlanta, Georgia.

Parcel ID#: 14 007600041400

This being a portion of the same property conveyed to Fulton County Facilities Corp., a Nonprofit Corporation from Fulton County, Georgia, a Political Subdivision of the State of Georgia, by and through The Board of Commissioners of Fulton County in a deed dated December 16, 1999 and recorded December 17, 1999, in Book 28183 Page 53.

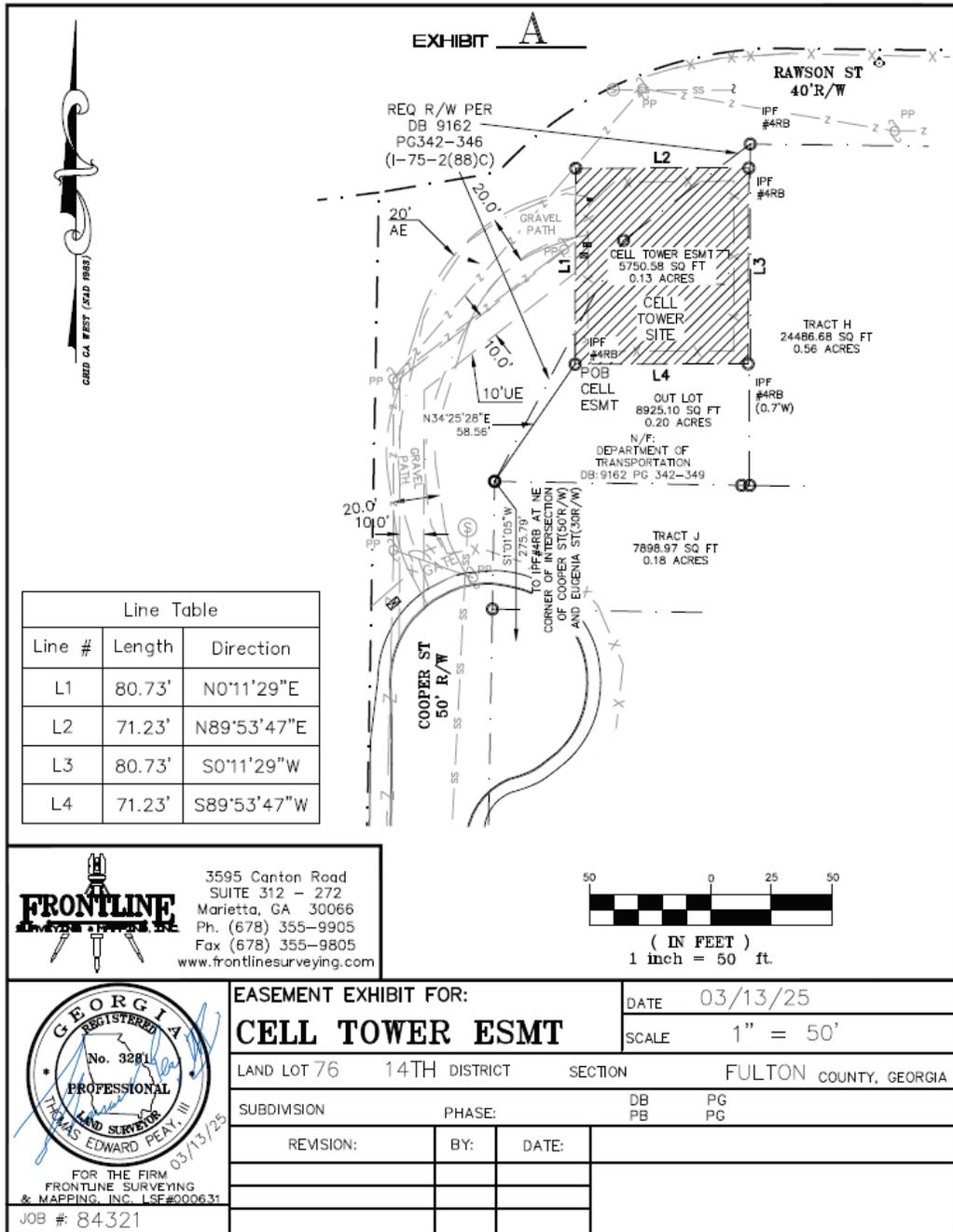
Property Commonly Known As: 266 Rawson Street, Atlanta, GA 30312
County of Fulton

ATC Site No: 82018
Site Name: Stadium

Exhibit A (continued)
Leased Premises

Tenant shall have the right to replace this description with a description obtained from the Lease or from a survey conducted by Tenant and with written permission from Landlord.

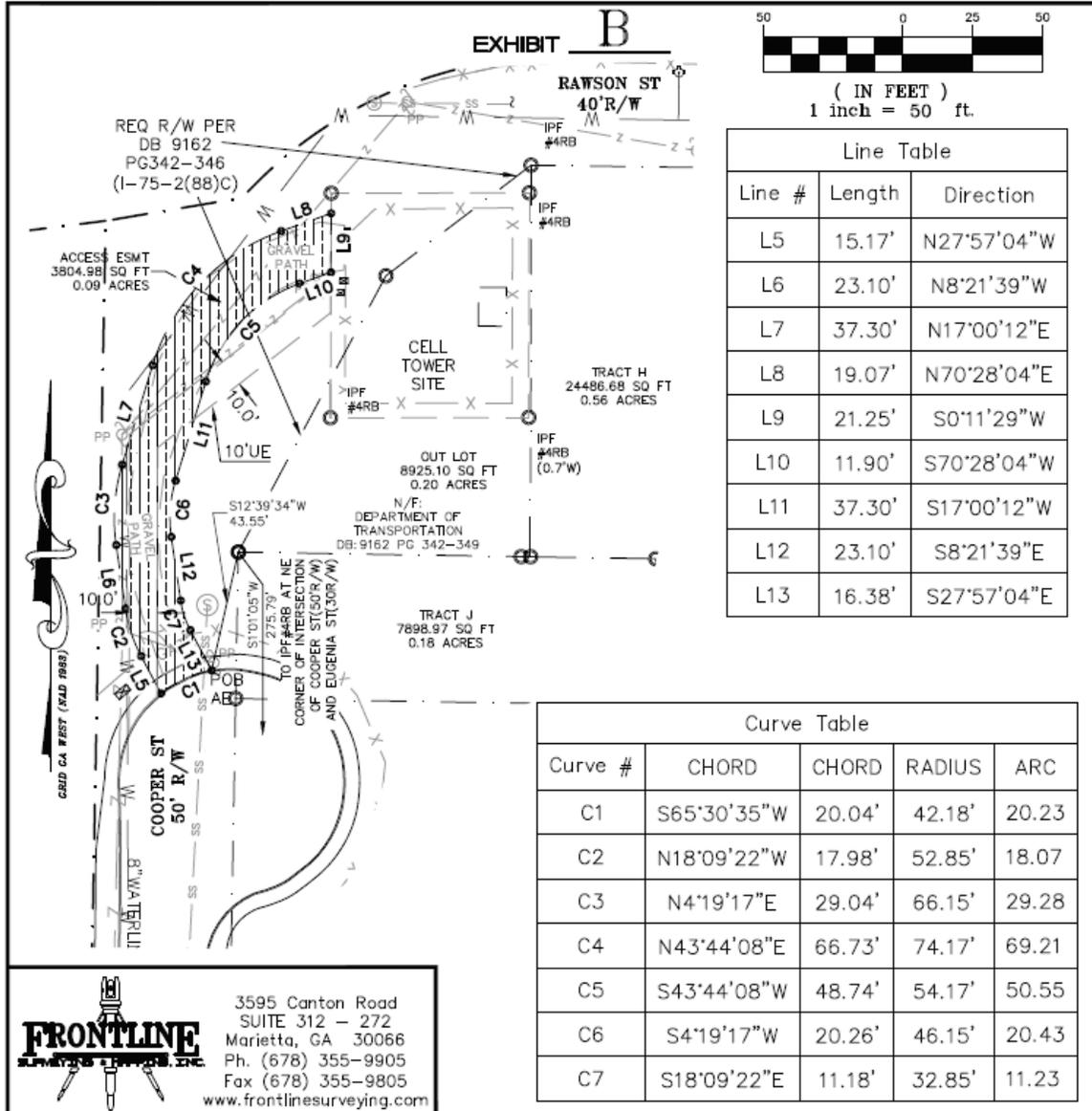
The Leased Premises consists of that portion of the Parent Parcel as defined in the Lease, which shall include easements for access and utilities. The square footage of the Leased Premises shall be the greater of: (i) the land area conveyed to Tenant in the Lease; (ii) Tenant's (and Tenant's customers') existing improvements on the Parent Parcel; or (iii) the legal description or depiction below (if any).



ATC Site No: 82018
Site Name: Stadium

Exhibit A (continued)
Access and Utilities

The easements for access and utilities include all easements of record as well as that portion of the Parent Parcel currently utilized by Tenant (and Tenant's customers) for ingress, egress, and utilities purposes from the Leased Premises, to and from a public right of way, including, but not limited to:



Line Table

Line #	Length	Direction
L5	15.17'	N27°57'04"W
L6	23.10'	N8°21'39"W
L7	37.30'	N17°00'12"E
L8	19.07'	N70°28'04"E
L9	21.25'	S0°11'29"W
L10	11.90'	S70°28'04"W
L11	37.30'	S17°00'12"W
L12	23.10'	S8°21'39"E
L13	16.38'	S27°57'04"E

Curve Table

Curve #	CHORD	CHORD	RADIUS	ARC
C1	S65°30'35"W	20.04'	42.18'	20.23
C2	N18°09'22"W	17.98'	52.85'	18.07
C3	N4°19'17"E	29.04'	66.15'	29.28
C4	N43°44'08"E	66.73'	74.17'	69.21
C5	S43°44'08"W	48.74'	54.17'	50.55
C6	S4°19'17"W	20.26'	46.15'	20.43
C7	S18°09'22"E	11.18'	32.85'	11.23

FRONTLINE
SURVEYING & MAPPING, INC.

3595 Canton Road
SUITE 312 - 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com



EASEMENT EXHIBIT FOR:		DATE 03/13/25	
CELL TWR - 20'AE ESMT		SCALE 1" = 50'	
LAND LOT 76	14TH DISTRICT	SECTION	FULTON COUNTY, GEORGIA
SUBDIVISION	PHASE:	DB PB	PG PG
REVISION:	BY:	DATE:	

FOR THE FIRM
FRONTLINE SURVEYING
& MAPPING, INC. LSF-000831
JOB # 84321

ATC Site No: 82018
Site Name: Stadium

EXHIBIT B

LEASE

[see attached]

EXHIBIT C

FORM OF MEMORANDUM OF LEASE

Prepared by and Return to:

American Tower
10 Presidential Way
Woburn, MA 01801
Attn: Land Management/Nghia Trinh, Esq.
ATC Site No: 82018
ATC Site Name: Stadium
Assessor's Parcel No(s): 14 007600041400

Prior Recorded Lease Reference:

State of Georgia
County of Fulton

MEMORANDUM OF LEASE

This Memorandum of Lease (the "**Memorandum**") is entered into as of the date of last signature hereto, by and between **Fulton County, Georgia ("Landlord")** and **Cellco Partnership d/b/a Verizon Wireless ("Tenant")** executed on its behalf by **American Tower Delaware Corporation**, a Delaware Corporation and/or its parents, affiliates and subsidiaries ("**American Tower**").

NOTICE is hereby given of the Lease (as defined and described below) for the purpose of recording and giving notice of the existence of said Lease. To the extent that notice of such Lease has previously been recorded, then this Memorandum shall constitute an amendment of any such prior recorded notice(s).

1. **Parent Parcel and Lease.** Landlord is the owner of certain real property, being described in **Exhibit A** attached hereto and by this reference made a part hereof (the "**Parent Parcel**"). Landlord (or its predecessor-in-interest) and Tenant (or its predecessor-in-interest) entered into that certain Ground Lease Agreement dated January 23, 1990 (as the same may have been amended from time to time, collectively, the "**Lease**"), pursuant to which the Tenant leases a portion of the Parent Parcel and is the beneficiary of certain easements for access and public utilities, all as more particularly described in the Lease (such portion of the Parent Parcel so leased along with such portion of the Parent Parcel so affected, collectively, the "**Leased Premises**"), which Leased Premises is also described on **Exhibit A**.
2. **American Tower.** Tenant and/or its parent, affiliates, subsidiaries and other parties identified therein, entered into a sublease agreement with **American Tower**, pursuant to which American Tower subleases, manages, operates and maintains, as applicable, the Leased Premises, all as more particularly described therein. In connection with these responsibilities, Tenant has also granted American Tower a limited power of attorney (the "**POA**") to, among other things, prepare, negotiate, execute, deliver, record and/or file certain documents on behalf of Tenant, all as more particularly set forth in the POA.
3. **Expiration Date.** Subject to the terms, provisions, and conditions of the Lease, and assuming the exercise by Tenant of all renewal options contained in the Lease, the final expiration date of the Lease would be December 31, 2049. Notwithstanding the foregoing, in no event shall Tenant be required to exercise any option to renew the term of the Lease.

ATC Site No: 82018
Site Name: Stadium

4. **Leased Premises Description.** Tenant shall have the right, exercisable by Tenant at any time during the original or renewal terms of the Lease, to cause an as-built survey of the Leased Premises to be prepared and, thereafter, to replace, in whole or in part, with Landlord's written permission, the description(s) of the Leased Premises set forth on **Exhibit A** with a legal description or legal descriptions based upon such as-built survey. Upon Tenant's request, Landlord shall execute and deliver any documents reasonably necessary to effectuate such replacement, including, without limitation, amendments to this Memorandum and to the Lease.
5. **Effect/Miscellaneous.** This Memorandum is not a complete summary of the terms, provisions and conditions contained in the Lease. In the event of a conflict between this Memorandum and the Lease, the Lease shall control. Landlord hereby grants the right to Tenant to complete and execute on behalf of Landlord any government or transfer tax forms necessary for the recording of this Memorandum. This right shall terminate upon recording of this Memorandum.
6. **Notices.** All notices must be in writing and shall be valid upon receipt when delivered by hand, by nationally recognized courier service, or by First Class United States Mail, certified, return receipt requested to the addresses set forth herein: to Landlord at: Fulton County, Department of Real Estate and Asset Management, 141 Pryor St SW, Suite 8021, Atlanta, GA 30303; with copy to: Attn: County Attorney, 141 Pryor Street, Suite 4038, Atlanta, Georgia 30303; to Tenant at: Verizon Wireless, Attn.: Network Real Estate, 180 Washington Valley Road, Bedminster, NJ 07921; with copy to: American Tower, Attn.: Land Management, 10 Presidential Way, Woburn, MA 01801, and also with copy to: Attn.: Legal Dept. 116 Huntington Avenue, Boston, MA 02116. Any of the parties hereto, by thirty (30) days prior written notice to the other in the manner provided herein, may designate one or more different notice addresses from those set forth above. Refusal to accept delivery of any notice or the inability to deliver any notice because of a changed address for which no notice was given as required herein, shall be deemed to be receipt of any such notice.
7. **Counterparts.** This Memorandum may be executed in multiple counterparts, each of which when so executed and delivered, shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument.
8. **Governing Law.** This Memorandum shall be governed by and construed in all respects in accordance with the laws of the State or Commonwealth in which the Leased Premises is situated, without regard to the conflicts of laws provisions of such State or Commonwealth.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Landlord and Tenant have each executed this Memorandum as of the day and year set forth below.

LANDLORD:

2 WITNESSES

FULTON COUNTY, GEORGIA

Robert L. Pitts, Chairman
Fulton County Board of Commissioners

Signature: _____
Print Name: _____

Signature: _____
Print Name: _____

ATTEST:

APPROVED AS TO FORM:

Tonya R. Grier
Clerk to the Commission

Y. Soo Jo
County Attorney

(Affix County Seal)

WITNESS AND ACKNOWLEDGEMENT

State/Commonwealth of _____

County of _____

On this ____ day of _____, 202____, before me, the undersigned Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public
Print Name: _____
My commission expires: _____

[SEAL]

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

TENANT

WITNESS

Cellco Partnership d/b/a Verizon Wireless

By: **American Tower Delaware Corporation,**
a Delaware corporation
Title: Attorney-in-Fact

Signature: _____
Print Name: _____

Signature: _____
Print Name: _____
Title: _____
Date: _____

Signature: _____
Print Name: _____

WITNESS AND ACKNOWLEDGEMENT

Commonwealth of Massachusetts

County of Middlesex

On this ____ day of _____, 202__, before me, the undersigned Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public
Print Name: _____
My commission expires: _____

[SEAL]

Exhibit A

This Exhibit A may be replaced at Tenant's option and with written permission from Landlord, as described below.

Parent Parcel

Tenant shall have the right to replace this description with a description obtained from the Landlord's deed(s) that includes the land area encompassed by the Lease and Tenant's improvements thereon.

The Parent Parcel consists of the entire legal, taxable lot owned by Landlord as described in a deed (or deeds) to Landlord of which the Leased Premises is a part, with such Parent Parcel being described below:

The land referred to herein below is situated in the City of Atlanta, County of Fulton, State of Georgia and is described as follows:

PARCEL 1

All that tract or parcel of land lying and being in Land Lot 76 of the 14th Land District of Fulton County, Georgia and being more particularly described as follows:

BEGINNING at the intersection of the eastern existing right of way line of Cooper Street and the southern twisting right of way line of Rawson Street, said point being 294.53 feet right, southeast of and opposite station 97-69.08 on the mainline of I-20 on Georgia Highway Project 1-75-2 (08)C; running thence easterly along said right of way line of Hasson Street a distance of 103.92 feet to the point of intersection with the Grantor's eastern property line, said point being 312.46 feet right, southeast of, and opposite station 98-77.17 on said mainline; thence southwesterly along a straight line distance of 65.60 feet to a point 342.49 feet right, southeast of, and opposite station 98-15.66 on said mainline; thence northwesterly along a straight line a distance of 112.56 feet to the point of intersection with said right of way line of Cooper Street, said point being 432.37 feet right, southeast of, and opposite station 97-77.77 on said mainline; thence northerly along said right of way line of Cooper Street a distance of 140.21 feet back to the point of beginning.

Parcel ID#: N/A

This being the same property conveyed to the Department of Transportation from R. S. Monroe and Roy T. Jones in a right-of-way deed dated September 11, 1984 and recorded September 19, 1984 in Book 9162 Page 342.

PARCEL 2

All that tract or parcel of land lying and being in land Lot 76 of the 14th District of Fulton County, Georgia, and being more fully described as follows;

Beginning at a point on the south side of Rawson Street one hundred five (105) feet east from the southeast corner of Rawson Street and Cooper Street; thence along the south side of Rawson Street one hundred thirty (130) feet to the Northwood corner of the property now or formerly owned by Edns Green and Samuel Green (Deed Book 3337, Page 386, Fulton County Records), which point is one hundred (100) feet more or less West from the Southwest corner of Rawson Street and Formwalt Street; running thence South along the West side of said property of Green two hundred thirteen (213) feet; thence West forty five (45) feet; thence North one hundred forty (140) feet to the South side of Rawson Street at the point of beginning; known as 256 and 260 Rawson Street, S.W., with the present system of numbering in the City Atlanta, Georgia.

Parcel ID#: 14 007600041400

This being a portion of the same property conveyed to Fulton County Facilities Corp., a Nonprofit Corporation from Fulton County, Georgia, a Political Subdivision of the State of Georgia, by and through The Board of Commissioners of Fulton County in a deed dated December 16, 1999 and recorded December 17, 1999, in Book 28183 Page 53.

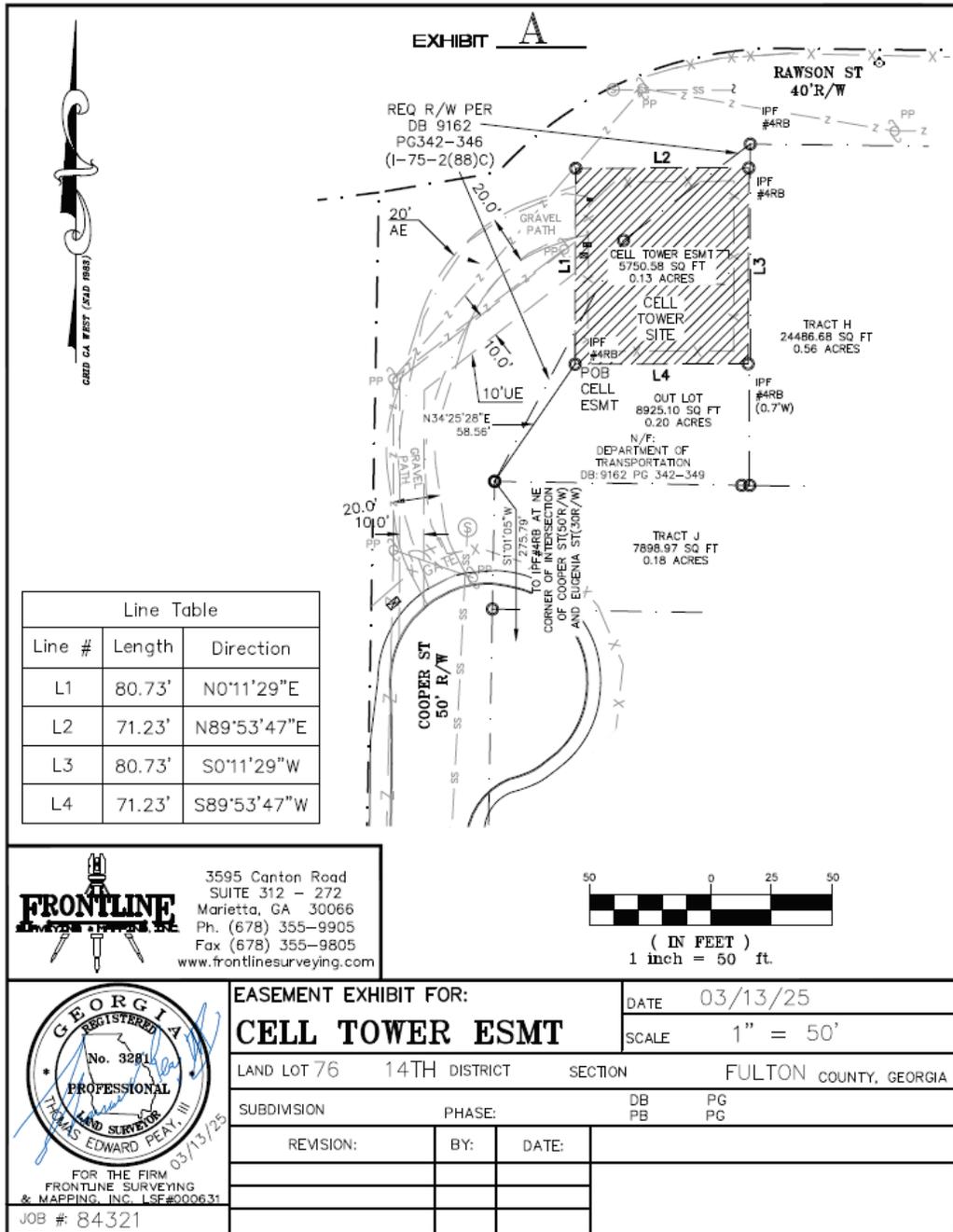
Property Commonly Known As: 266 Rawson Street, Atlanta, GA 30312
County of Fulton

ATC Site No: 82018
Site Name: Stadium

Exhibit A (continued)
Leased Premises

Tenant shall have the right to replace this description with a description obtained from the Lease or from a survey conducted by Tenant and with written permission from Landlord.

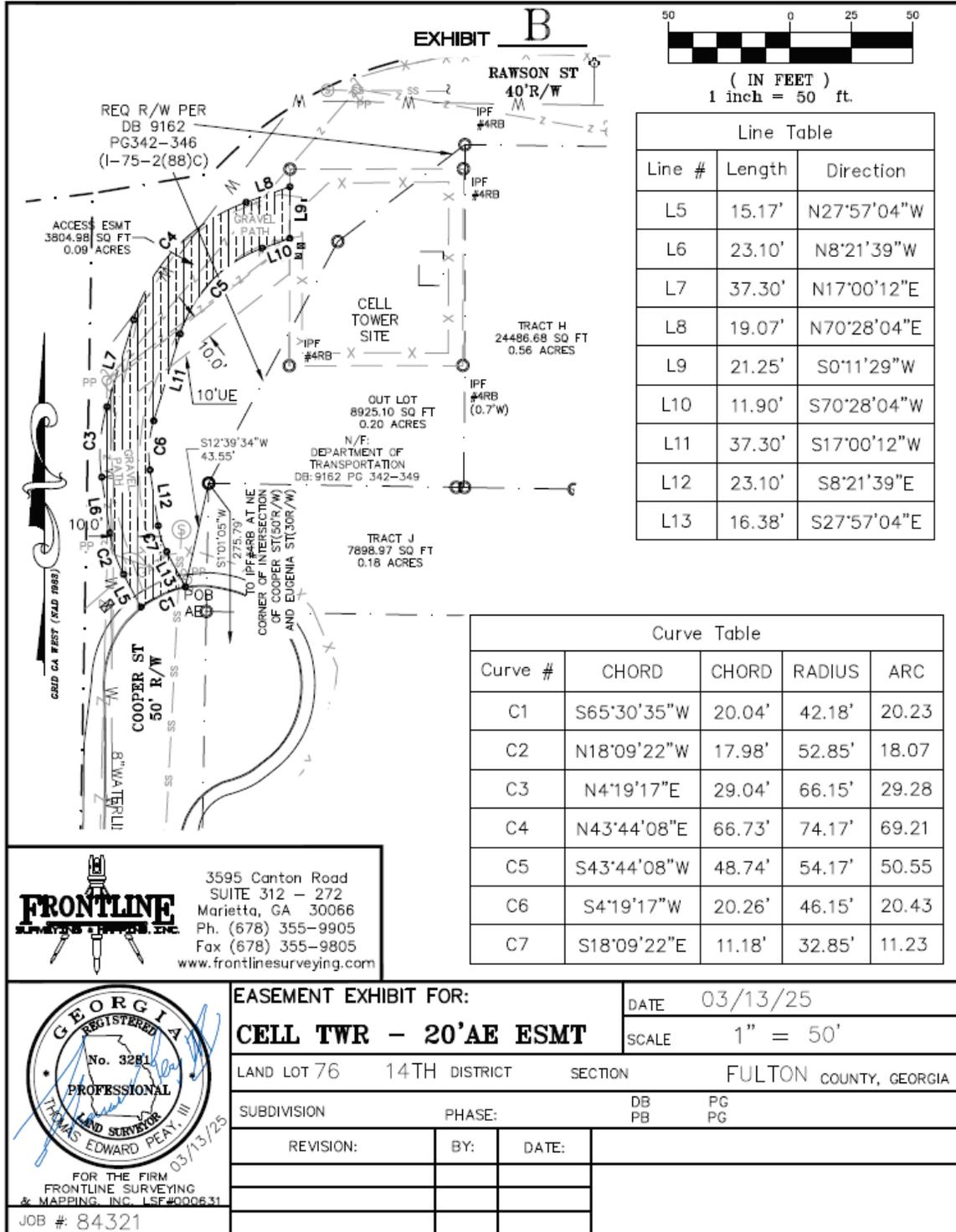
The Leased Premises consists of that portion of the Parent Parcel as defined in the Lease, which shall include easements for access and utilities. The square footage of the Leased Premises shall be the greater of: (i) the land area conveyed to Tenant in the Lease; (ii) Tenant's (and Tenant's customers') existing improvements on the Parent Parcel; or (iii) the legal description or depiction below (if any).



ATC Site No: 82018
Site Name: Stadium

Exhibit A (continued)
Access and Utilities

The easements for access and utilities include all easements of record as well as that portion of the Parent Parcel currently utilized by Tenant (and Tenant's customers) for ingress, egress, and utilities purposes from the Leased Premises, to and from a public right of way, including, but not limited to:



ATC Site No: 82018
Site Name: Stadium



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0022

Meeting Date: 1/21/2026

Department

Real Estate and Asset Management

Requested Action

Request approval of a Sewer Relocation Easement Dedication of 20,578 square feet to Fulton County, a political subdivision of the State of Georgia, from Renewed Medical, LLC, for the purpose of constructing the Buffington Center Phase II Project at 3600 Buffington Center, South Fulton, Georgia 30349.

Requirement for Board Action

According 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 Buffington Center Phase II Project, a commercial development, requires the installation of sewer facilities and the relocation of an existing easement that is recorded in Deed Book 66313 / Page 393. 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 prior to the issuance of a Land Disturbance Permit. The new easement area to be conveyed to the County consists of 20,578 square feet and is located in Land Lots 64 and 65 of the 13th District of Fulton County, Georgia.

Community Impact: The community will benefit from the extension of the County's sewer 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 the public records 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.

Cross Reference:	
Book _____	Page _____
Book _____	Page _____

[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: Buffington Center Phase II
 Tax Parcel Identification No.: 13 0064 LL0577
 Land Disturbance Permit No.: WRS25-032
 Zoning/Special Use Permit No.: _____
 (if applicable)

<i>For Fulton County Use Only</i>	
Approval Date:	_____
Initials:	_____

SEWER EASEMENT
 (Corporate Form)

STATE OF GEORGIA,
 COUNTY OF FULTON

This indenture entered into this 16th day of September, 2025, between CHIPT Atlanta Buffington, L.L.C., 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 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 FULTON COUNTY and to successors and assigns the right, title, and privilege of easements through subject property located in Land Lot(s) 64, 65 Section (if applicable) of District 13, Fulton County, Georgia, and more particularly described as follows: To wit:

Buffington Center Phase II

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 those portions of my property depicted on Exhibit "A" according to the 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.

Special Provision

Said sewer easement was originally recorded in the Fulton County records in Deed Book 66313, page(s) 393. The Grantor has requested that the original sewer alignment associated with this document be altered as shown on attached Exhibit "A". With the execution of this document, the original easement recorded in Deed Book 66313, page(s) 393 is considered modified to the extent that the description on the exhibits are corrected herein. Said sewer easement modification shall not become effective until the new sewer alignment shown on Exhibit "A" has been installed to Fulton County standards and has been approved and accepted by the Fulton County Department of Public Works and/or the Fulton County Department of Environment and Community Development.

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

Said Grantor hereby warrants that it has the right to sell and convey said sewer 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 sewer line easement unto the said FULTON COUNTY, its successors and assigns against the claims of all persons whomever by virtue of these presents, claiming by, through, or under Grantor, but not otherwise, and subject in all events to all encumbrances, easements, and other matters recorded or shown in the Real Property Records of Fulton County, Georgia.

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 his/her hand and seal on the day and year first above written.

Signed, sealed and delivered this 19 day of November, 2025
In the presence of:

GRANTOR: _____
CORPORATE NAME

[Signature]
Witness

By: _____

Print Name: _____

Title: _____

Hailey Girardeau
Notary Public

ez TM
CHIPT Atlanta Buffington, L.L.C.,
a Delaware limited liability company

By: CHI Southeast 115 Buffington, L.P.,
a Delaware limited partnership,
its managing member

[NOTARIAL SEAL]

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



By: [Signature]
John Bateman, Vice President

LEGAL DESCRIPTION – SEWER EASEMENT

All that tract or parcel of land lying and being in Land Lots 64 & 65 of the 13th Land District, City of South Fulton, 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 #23010; Drawing/File #23010-LC), 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 point at the intersection of the east line of Land Lot 129 and the northerly right-of-way line of South Fulton Parkway (300 ft. wide, limited access, public right-of-way per GA. DOT Project # F-086-1(1)). Said Point of Commencement being witnessed by a 3/4" open top pipe found South 00° degrees 13 minutes 40 seconds West a distance of 0.21 feet thereof.

THENCE North 59 degrees 00 minutes 13 East a distance of 222.67 feet to a computed point being on an existing 20 foot wide Sanitary Sewer Easement recorded per deed book 66313 page 389.

THENCE departing said existing Sanitary Sewer Easement the following courses and distances, South 88 degrees 25 minutes 15 seconds East a distance of 68.65 feet to a computed point;

THENCE North 45 degrees 13 minutes 05 seconds East a distance of 57.09 feet to a computed point;

THENCE North 69 degrees 39 minutes 20 seconds East a distance of 159.96 feet to a computed point;

THENCE North 33 degrees 14 minutes 15 seconds East a distance of 219.92 feet to a computed point;

THENCE North 42 degrees 19 minutes 10 seconds East a distance of 157.32 feet to a computed point;

THENCE North 44 degrees 12 minutes 33 seconds West a distance of 114.76 feet to a computed point;

THENCE North 43 degrees 04 minutes 10 seconds East a distance of 103.86 feet to a computed point;

THENCE North 87 degrees 53 minutes 14 seconds East a distance of 117.11 feet to a computed point;

THENCE North 02 degrees 23 minutes 32 seconds East a distance of 20.91 feet to a computed point, said computed point being located on the southerly right-of-way of Gwendoline Drive (40' Public R.O.W., per Plat Book 18 Page 61-B);

THENCE along the southerly right-of-way of Gwendoline Drive South 89 degrees 20 minutes 11 seconds East a distance of 20.01 feet to a computed point;

THENCE leaving said southerly right-of-way of Gwendoline Drive the following courses and distance, South 02 degrees 23 minutes 32 seconds West a distance of 40.00 feet to a computed point;

THENCE South 87 degrees 53 minutes 14 seconds West a distance of 127.35 feet to a computed point;

THENCE South 43 degrees 04 minutes 10 seconds West a distance of 76.54 feet to a computed point;

THENCE South 44 degrees 12 minutes 33 seconds East a distance of 114.51 feet to a computed point;

THENCE South 42 degrees 19 minutes 10 seconds West a distance of 174.56 feet to a computed point;

THENCE South 33 degrees 13 minutes 39 seconds West a distance of 224.86 feet to a computed point;

THENCE South 69 degrees 39 minutes 20 seconds West a distance of 162.27 feet to a computed point;

THENCE South 45 degrees 13 minutes 05 seconds West a distance of 61.33 feet to a computed point;

THENCE North 88 degrees 25 minutes 15 seconds West a distance of 63.03 feet to a computed point, said computed point being on said existing 20 foot Sanitary Sewer Easement;

THENCE along the existing 20 foot Sanitary Sewer Easement, North 18 degrees 03 minutes 41 seconds West a distance of 20.11 feet to a computed point;

THENCE North 80 degrees 17 minutes 24 seconds West a distance of 7.50 feet to a computed point, said computed point being THE POINT OF BEGINNING.

Said tract or parcel of land contains 0.472 acres or 20,578 square feet.



Fulton County Government

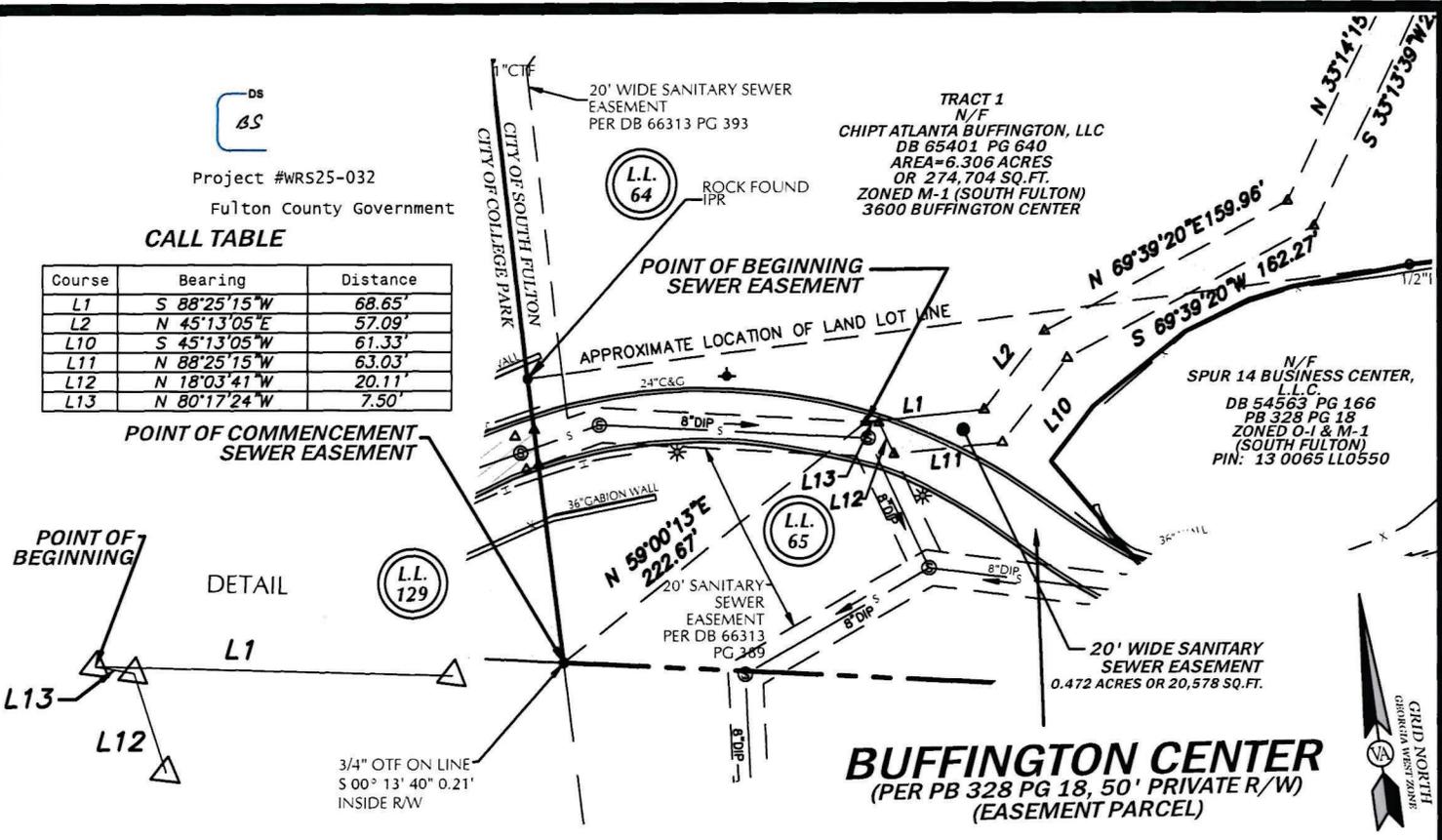
Project #WRS25-032



Project #WRS25-032
Fulton County Government

CALL TABLE

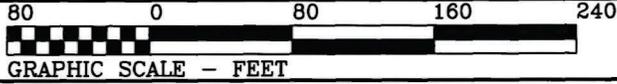
Course	Bearing	Distance
L1	S 88°25'15"W	68.65'
L2	N 45°13'05"E	57.09'
L10	S 45°13'05"W	61.33'
L11	N 88°25'15"W	63.03'
L12	N 18°03'41"W	20.11'
L13	N 80°17'24"W	7.50'



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

SANITARY SEWER EASEMENT EXHIBIT FOR:

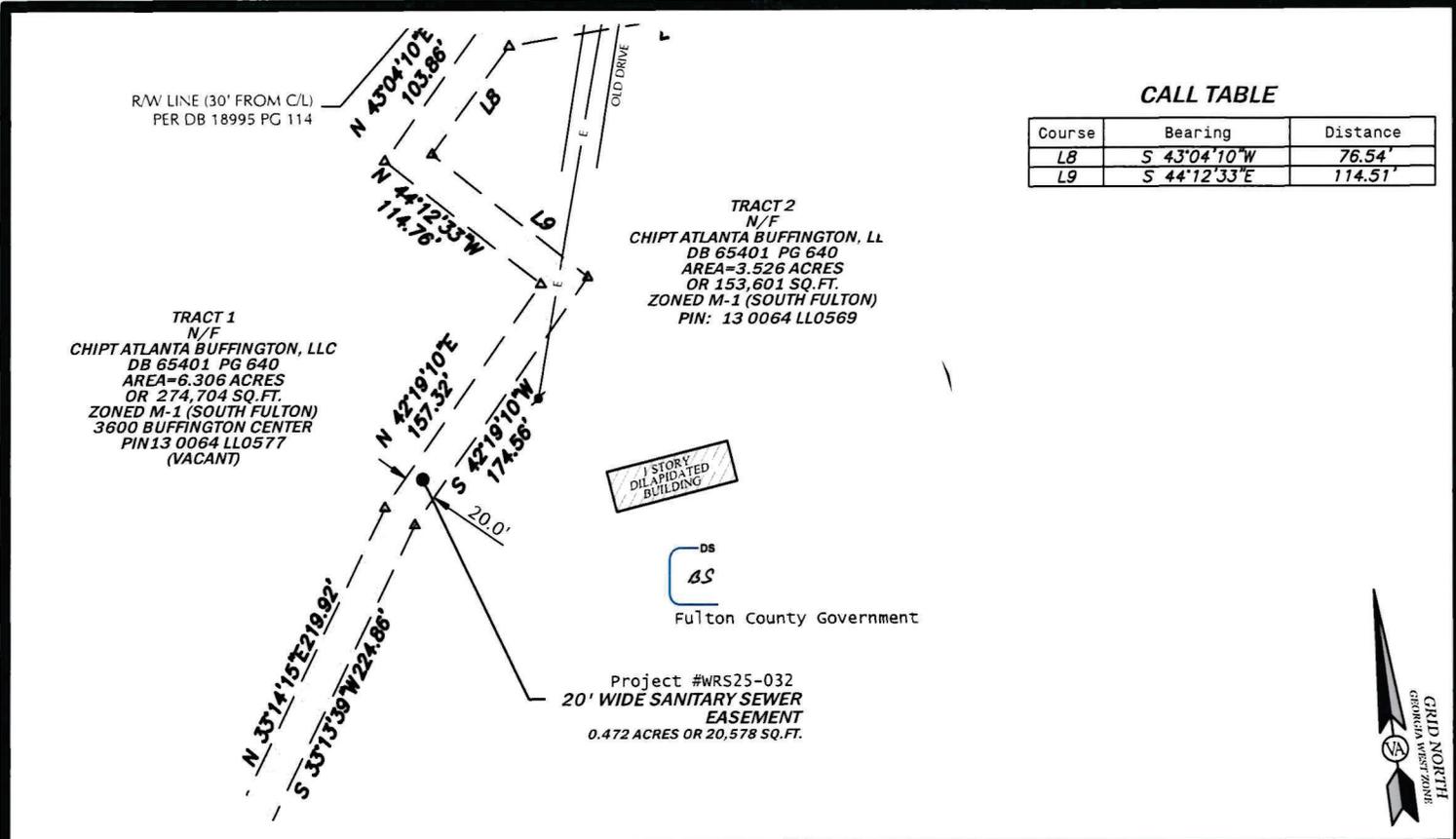
CHIPT ATLANTA BUFFINGTON, L.L.C.



LAND LOTS 64 & 65 13TH DISTRICT, CITY OF SOUTH FULTON, FULTON COUNTY, GEORGIA

DATE: 10/09/2025 SCALE: 1" = 80' JOB NO. 23010 FILE NO. 23010-LC.DWG SHEET 1 OF 3





CALL TABLE

Course	Bearing	Distance
L8	S 43°04'10"W	76.54'
L9	S 44°12'33"E	114.51'

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

SANITARY SEWER EASEMENT EXHIBIT FOR:

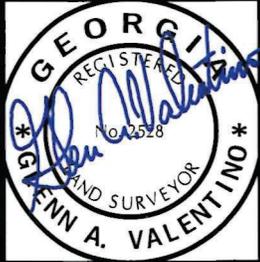
CHIPT ATLANTA BUFFINGTON, L.L.C.

80 0 80 160 240

GRAPHIC SCALE - FEET

LAND LOTS 64 & 65 13TH DISTRICT, CITY OF SOUTH FULTON, FULTON COUNTY, GEORGIA

DATE: 10/09/2025 SCALE: 1" = 80' JOB NO. 23010 FILE NO. 23010-LC.DWG SHEET 2 OF 3

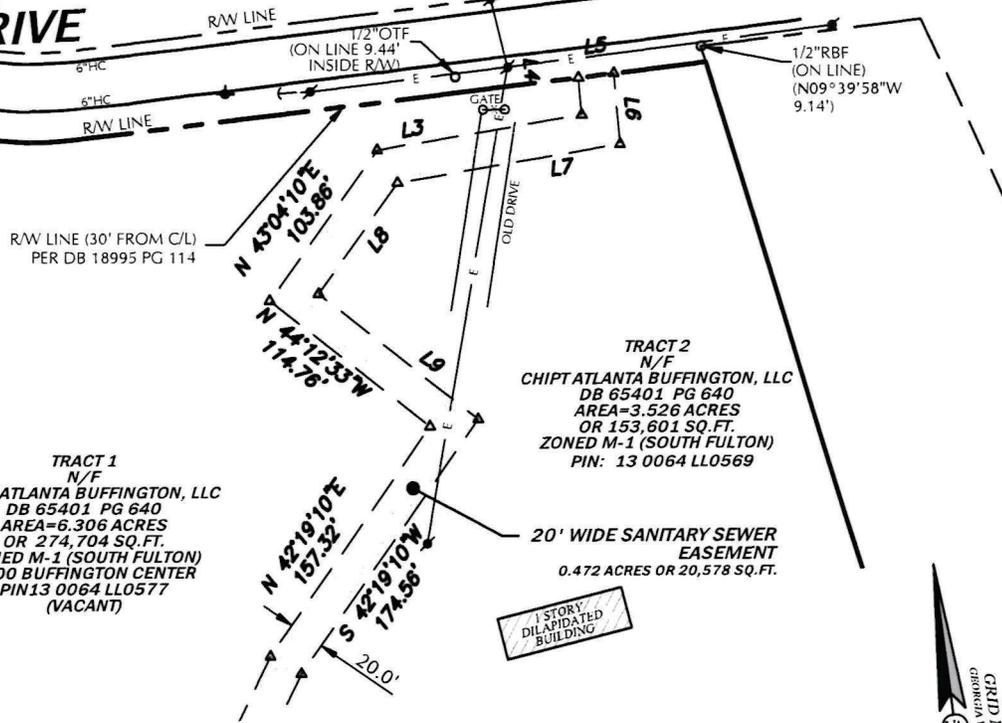


GWENDOLINE DRIVE

(40' PUBLIC R/W)
(PER PB 18 PG 61-B)

CALL TABLE

Course	Bearing	Distance
L3	N 87°53'14"E	117.11'
L4	N 5°06'28"W	20.91'
L5	S 89°20'11"E	20.01'
L6	S 02°23'32"W	40.00'
L7	S 87°53'14"W	127.35'
L8	S 43°04'10"W	76.54'
L9	S 44°12'33"E	114.51'



TRACT 1
N/F
CHIPT ATLANTA BUFFINGTON, LLC
DB 65401 PG 640
AREA=6.306 ACRES
OR 274,704 SQ.FT.
ZONED M-1 (SOUTH FULTON)
3600 BUFFINGTON CENTER
PIN13 0064 LL0577
(VACANT)

TRACT 2
N/F
CHIPT ATLANTA BUFFINGTON, LLC
DB 65401 PG 640
AREA=3.526 ACRES
OR 153,601 SQ.FT.
ZONED M-1 (SOUTH FULTON)
PIN: 13 0064 LL0569

20' WIDE SANITARY SEWER EASEMENT
0.472 ACRES OR 20,578 SQ.FT.

1 STORY DILAPIDATED BUILDING

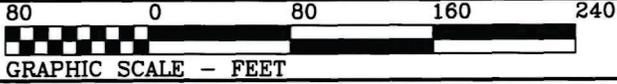
DS
BS
Fulton County Government
Project #WRS25-032



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

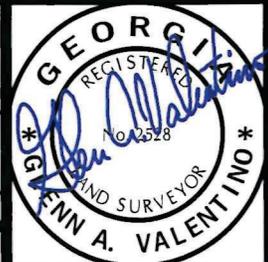
SANITARY SEWER EASEMENT EXHIBIT FOR:

CHIPT ATLANTA BUFFINGTON, L.L.C.



LAND LOTS 64 & 65 13TH DISTRICT, CITY OF SOUTH FULTON, FULTON COUNTY, GEORGIA

DATE: 10/09/2025 SCALE: 1" = 80' JOB NO. 23010 FILE NO. 23010-LC.DWG SHEET 3 OF 3





Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0023

Meeting Date: 1/21/2026

Department

Real Estate and Asset Management

Requested Action

Request approval of a Sewer Relocation Easement Dedication of 3,740 square feet to Fulton County, a political subdivision of the State of Georgia, from PPF / Royal Airport West Venture, LLC, for the purpose of constructing the Lincoln - AWDC 600 Project at 0 Naturally Fresh Boulevard, College Park, Georgia 30349.

Requirement for Board Action

According 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 Lincoln - AWDC 600 Project, a commercial development, requires the installation of sewer facilities and the relocation of an existing easement that is recorded in Deed Book 5692, Page 273; Book 5981, Page 394; and Book 6102, Page 237. 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 prior to the issuance of a Land Disturbance Permit. The modified easement area to be conveyed to the County consists of 3,740 square feet and is located in Land Lots 105 and 128 of the 9F District of Fulton County, Georgia.

Community Impact: The community will benefit from the extension of the County's sewer 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 the 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.

Cross Reference:
Book _____ Page _____

Book _____ Page _____

[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 : Lincoln - AWDC 600
Tax Parcel Identification No.: 09F250001280094
Land Disturbance Permit No.: WRS25-016
Zoning/Special Use Permit No.: None
(if applicable)

For Fulton County Use Only

Approval Date: _____
Initials: _____

**SEWER EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 1st day of May, 2025, between PPF / Royal Airport West Venture, LLC, a limited liability company 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 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 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 FULTON COUNTY and to successors and assigns the right, title, and privilege of easements through subject property located in Land Lot(s) 105 & 128, ~~Section (if applicable)~~ of District 9F, Fulton County, Georgia, and more particularly described as follows: To wit:

Lincoln – AWDC 600

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.

Special Provision

Said sewer easement was originally recorded in the Fulton County records in Deed Book 5962, page 273, Deed Book 5981, page 394 & Deed Book 6102 page 237. The Grantor has requested that the original sewer alignment associated with this document be altered as shown on attached Exhibit "A". With the execution of this document, the original easement recorded in Deed Book 5962, page 273, Deed Book 5981, page 394 & Deed Book 6102 page 237 is considered modified to the extent that the description on the exhibits are corrected herein. Said sewer easement modification shall not become effective until the new sewer alignment shown on Exhibit "A" has been installed to Fulton County standards and has been approved and accepted by the Fulton County Department of Public Works and/or the Fulton County Department of Environment and Community Development.

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 sewer line on both a routine and emergency basis.

Said Grantor hereby warrants that it has the right to sell and convey said sewer 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 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 his/her hand and seal on the day and year first above written.

Signed, sealed and delivered this 23rd
day of May, 2025
In the presence of:

Witness [Signature]

Notary Public [Signature]

GRANTOR: PPF/Royal Airport West Venture LLC,
a Delaware limited liability company
CORPORATE NAME

By: [Signature]
Print Name: Tony A. Bartlett
Title: Authorized Signatory

[NOTARIAL SEAL]



[CORPORATE SEAL]

All that tract or parcel of land lying or being in Land Lots 105 and 1289, 9-F District, City of College Park, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at the intersection of the Easterly right-of-way of Port Boulevard (60 foot right-of-way) with the Southerly right-of-way of Naturally Fresh Boulevard (right-of-way varies); THENCE along said Southerly right-of-way of Naturally Fresh Boulevard, in a Easterly direction, 1309.05 feet to a 5/8 inch rebar set; THENCE leaving said right-of-way line South 18 degrees 11 minutes 57 seconds East, a distance of 1271.52 feet to a point, said point being the POINT OF BEGINNING;

THENCE South 82 degrees 55 minutes 44 seconds East, a distance of 47.53 feet to a point;
THENCE South 41 degrees 14 minutes 46 seconds East, a distance of 71.37 feet to a point;
THENCE South 86 degrees 35 minutes 42 seconds East, a distance of 57.42 feet to a point;
THENCE South 32 degrees 50 minutes 34 seconds East, a distance of 24.80 feet to a point;
THENCE North 86 degrees 35 minutes 42 seconds West, a distance of 80.44 feet to a point;
THENCE North 41 degrees 14 minutes 46 seconds West, a distance of 72.11 feet to a point;
THENCE North 82 degrees 55 minutes 44 seconds West, a distance of 45.07 feet to a point,
THENCE North 21 degrees 31 minutes 12 seconds East, a distance of 20.65 feet to a point,
said point being the POINT OF BEGINNING.

Said tract of land contains 0.086 Acres (3,740 sf).

PLEASE NOTE:
THIS IS A SPECIAL-PURPOSE EXHIBIT AND IS
NOT AN ASBUILT OR BOUNDARY SURVEY.

NATURALLY FRESH BOULEVARD (R/W VARIES)

P.O.C.
1,309.05' ALONG R/W TO
EASTERLY R/W OF PORT
BOULEVARD (60' R/W)



N/F
AUSPAY ONE LLC
PID#09F250001280201
(DB 45661, PG 621)
ZONED M1

5/8" REBAR FOUND
N: 1314114.25
E: 2192114.04



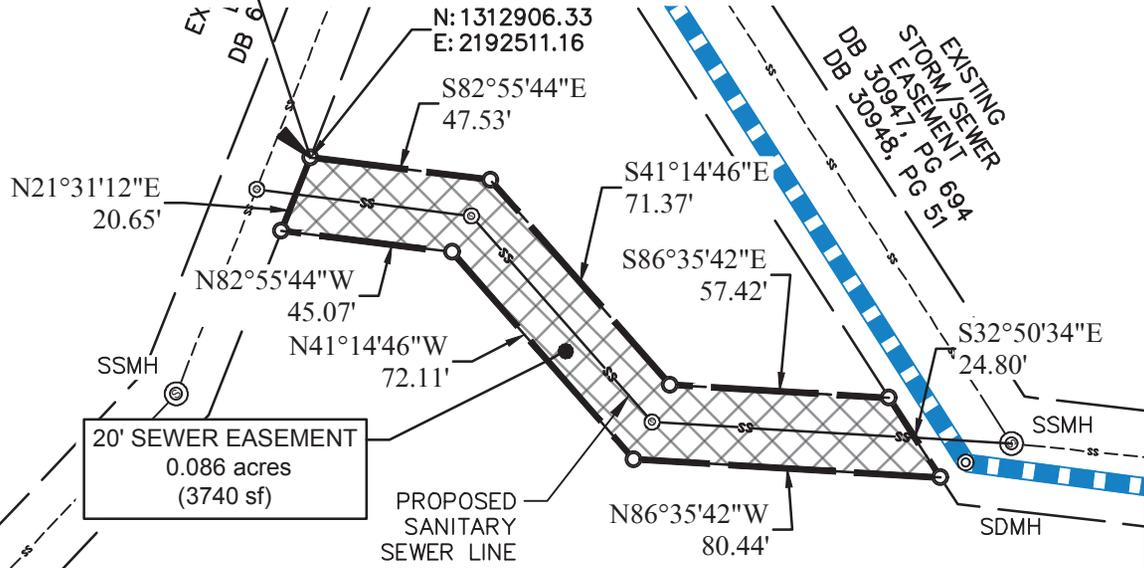
N/F
PPF/ROYAL AIRPORT
WEST VENTURES, LLC
PID#09F250001280094
WEST VENTURE LLC
(DB 67580, PG 114)
ZONED M1

GRANTOR FOR THE EASEMENT IS PPF/ROYAL
AIRPORT WEST VENTURES, LLC

DS
BS
Fulton County Government
Project #WRS25-016

LEGEND

- N/F NOW OR FORMERLY
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT



Vanasse Hangen Brustlin, Inc.

1355 PEACHTREE ST NE, SUITE 420
ATLANTA, GEORGIA 30309
PHONE: (404) 214-6745 / GEORGIA LSF 1406

SANITARY SEWER EASEMENT 1 EXHIBIT A FOR: LINCOLN -AWDC 600

LAND LOT 128; 9-F DISTRICT
CITY OF COLLEGE PARK, FULTON COUNTY, GEORGIA
DATE: 05/15/2025



SCALE: 1" = 50'

PROJECT# 64646.00

C:\AMVS\CCD\ca\vhb\64646.00\mch-naturally_fresh Blvd.dwg 02/20/25 0:00 Project: Files\5_Works\Geometrics\A-Drawing Files\64646.00 - SS Emmt.dwg
Last saved by: hromer@vhb - Plot on: 10/22/2025 7:12 PM by: Bregan Tomerlin



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0024

Meeting Date: 1/21/2026

Ad2

Department

Real Estate and Asset Management

Requested Action

Request approval of a Sewer Easement Relocation Dedication of 300 square feet to Fulton County, a political subdivision of the State of Georgia, from Braj, LLC, for the purpose of constructing a Proposed Convenience Store at 4175 Fulton Industrial Blvd., Unincorporated Fulton County, Georgia 30336.

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 Convenience Store - 4175 Fulton Industrial Blvd. Project, a commercial development, requires the installation of sewer facilities and the relocation of an existing

easement that is recorded in Deed Book 67538, Page 158. Fulton County development regulations require that all new or newly modified 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 prior to the issuance of a Land Disturbance Permit. The new easement area to be conveyed to the County consists of 300 square feet and is located in Land Lot 23 of the 14F District of Fulton County, Georgia.

Community Impact: The community will benefit from the extension of the County's sewer 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 the public records 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.

Cross Reference:	
Book _____	Page _____
Book _____	Page _____

[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 : Proposed Conv. Store – 4175 Fulton Ind. Blvd
 Tax Parcel Identification No.: 14F0052 LL 0656
 Land Disturbance Permit No.: 24-2-LDP / WRS25-043
 Zoning/Special Use Permit No.: 2021Z-0001 SFC / 2021VC-0001 SFC
 (if applicable)

<i>For Fulton County Use Only</i>	
Approval Date:	_____
Initials:	_____

**SEWER EASEMENT
 (Corporate Form)**

STATE OF GEORGIA,
 COUNTY OF FULTON

This indenture entered into this 8TH day of DECEMBER, 2025, between BRAJ, 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 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 FULTON COUNTY and to successors and assigns the right, title, and privilege of easements through subject property located in Land Lot(s) 23 Section (if applicable) of District 14FE, Fulton County, Georgia, and more particularly described as follows: To wit:

PROPOSED CONVENIENCE STORE – 4175 FULTON INDUSTRIAL BOULEVARD

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.

Special Provision

Said sewer easement was originally recorded in the Fulton County records in Deed Book 67538, page(s) 156-158. The Grantor has requested that the original sewer alignment associated with this document be altered as shown on attached Exhibit "A". With the execution of this document, the original easement recorded in Deed Book 67538, page(s) 156-158 is considered modified to the extent that the description on the exhibits are corrected herein. Said sewer easement modification shall not become effective until the new sewer alignment shown on Exhibit "A" has been installed to Fulton County standards and has been approved and accepted by the Fulton County Department of Public Works and/or the Fulton County Department of Environment and Community Development.

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 sewer line on both a routine and emergency basis.

Said Grantor hereby warrants that it has the right to sell and convey said sewer 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 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 his/her hand and seal on the day and year first above written.

Signed, sealed and delivered this 8th
day of December, 20 25
In the presence of:

[Signature]
Witness

Brittany Sanders
Notary Public

[NOTARIAL SEAL]

GRANTOR: BRAJ, LLC
CORPORATE NAME

By: [Signature]
Print Name: BISWANATH SARKAR
Title: PARTNER

By: _____
Print Name: 1
Title: _____

[CORPORATE SEAL]



LEGAL DESCRIPTION – SANITARY SEWER EASEMENT

4175 FULTON INDUSTRIAL BLVD / PARCEL ID 14F 0052 LL 0656 / WRS25-043

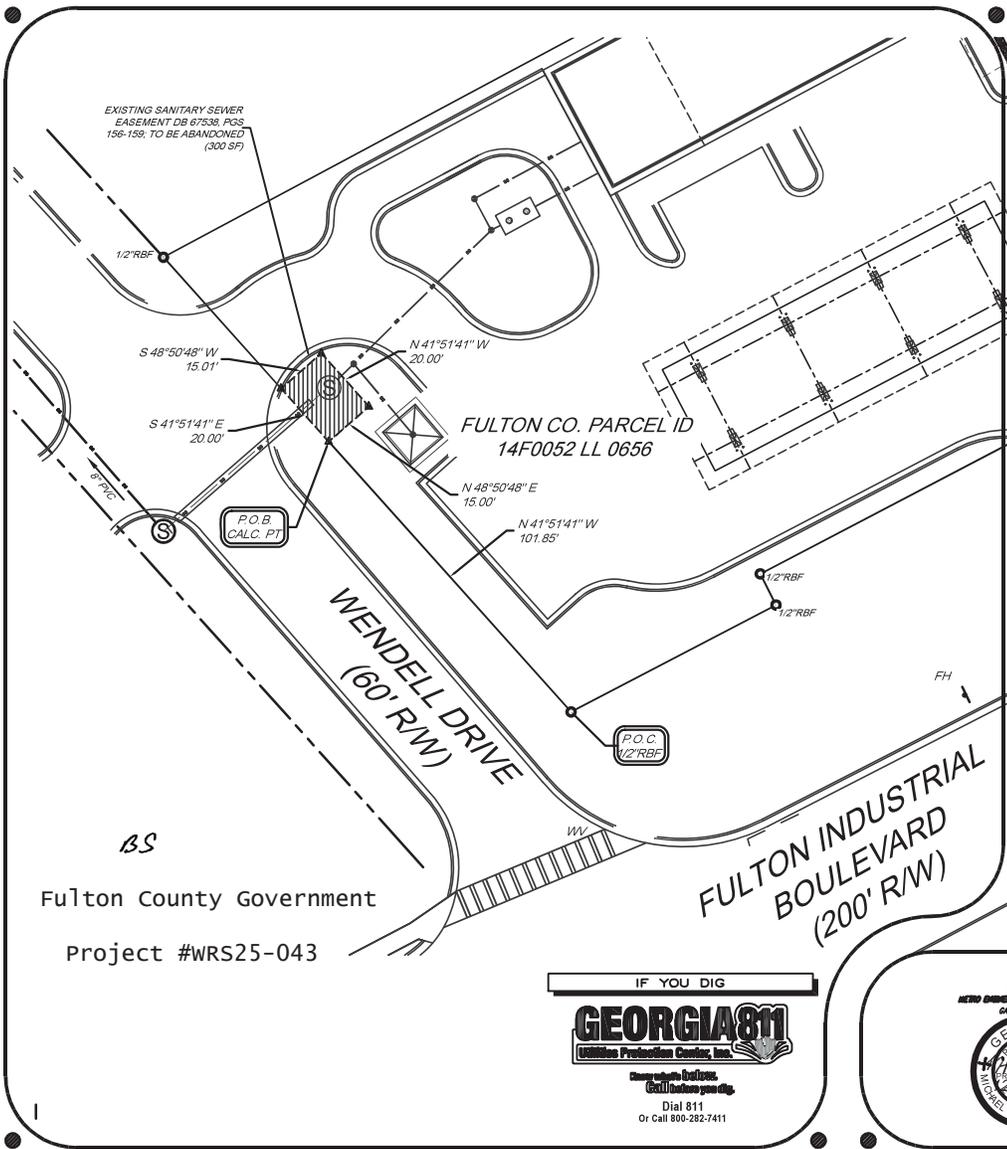
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 23 OF DISTRICT 14FF OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE ½" REBAR FOUND AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF LINE OF FULTON INDUSTRIAL BOULEVARD (HAVING A VARIABLE PUBLIC RIGHT OF WAY) AND THE NORTHEASTERLY RIGHT OF WAY OF WENDELL DRIVE (HAVING A 60 FOOT PUBLIC RIGHT OF WAY); NORTH 41 DEGREES 51 MINUTES 41 SECONDS A DISTANCE OF 101.85 FEET TO A CALCULATED POINT AND BEING THE **POINT OF BEGINNING**:

THENCE LEAVING SAID RIGHT OF WAY OF WENDELL DRIVE; NORTH 48 DEGREES 50 MINUTES 48 SECONDS EAST A DISTANCE OF 15.00 FEET TO A CALCULATED POINT; THENCE NORTH 41 DEGREES 50 MINUTES 41 SECONDS WEST A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 48 DEGREES 50 MINUTES 48 SECONDS WEST A DISTANCE OF 15.01 FEET TO A CALCULATED POINT LOCATED ON THE NORTHEASTERLY RIGHT OF WAY OF WENDELL DRIVE; THENCE ALONG SAID RIGHT OF WAY OF WENDELL DRIVE; SOUTH 41 MINUTES 50 MINUTES 41 SECONDS EAST A DISTANCE OF 20.00 FEET TO A CALCULATED POINT AND BEING THE **POINT OF BEGINNING**.

SAID TRACT CONTAINING 0.007 ACRES OR 300 SQUARE FEET.

EXHIBIT A



Fulton County Government
Project #WRS25-043

RBF	REBAR FOUND
LPT	LIGHT POLE
WPF	WOOD PRIVACY FENCE
CLF	CHAIN LINK FENCE
WV	WATER VALVE
WM	WATER METER
DWCB	DOUBLE WING CATCH BASIN
GM	GAS METER
HDP	HIGH-DENSITY POLYETHYLENE
(XXX XX)	DESERVED DISTANCES
UGP	UNDERGROUND POWER
TRANS	ELECTRIC METER
EM	ELECTRIC METER
BLL	BUILDING SETBACK LINE

SCALE IN FEET

SANITARY SEWER EASEMENT EXHIBIT

OF
4175 FULTON INDUSTRIAL BOULEVARD
FULTON CO. PARCEL ID: 14F0052 LL 0656

PROPERTY INFORMATION	
LAND LOTS:	23
DISTRICT:	14FF
SECTION:	NA
COUNTY:	FULTON
STATE:	GEORGIA
CITY:	NA

DRAWING INFORMATION	
DATE:	12-08-2025
SCALE:	1"=20'
DWN:	MHE
CHK:	MHE
JOB No.:	15254
FILE:	15254

PREPARED FOR
BRAJ, LLC
2266 HOWELL FARMS TRAIL
ACWORTH, GEORGIA 30101

IF YOU DIG

GEORGIA811
Utilities Professionals Connect, Inc.

Call 811 for more info.
Dial 811
Or Call 800-282-7411

FOR THE FILED
METRO ENGINEERING & SURVEYING CO., INC.
GA L.S.F. #02239

METRO ENGINEERING & SURVEYING CO., INC.
SURVEYORS - ENGINEERS - PHOTOGRAMMETRISTS
PROVIDING PROFESSIONAL SERVICE SINCE 1987
1489 Highway 20 West - McDonough, Georgia 30253
Phone: 770-707-0777 - Fax: 770-707-0765
www.metro-engineering.com



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0025

Meeting Date: 1/21/2026

Department

Real Estate and Asset Management

Requested Action

Request approval of a Sewer Easement Dedication of 2,654 square feet to Fulton County, a political subdivision of the State of Georgia, from Valor Communities, LLC, owner, for the purpose of constructing the Bishop Meadows Subdivision Project at 7125 Bishop Road, South Fulton, Georgia 30213.

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 Bishop Meadows Subdivision Project, a commercial development, requires a connection to the County's sewer system. Fulton County development regulations require that all new sewer service 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 2,654 square feet and is located in Land Lot 120 of the 7th District of Fulton County, Georgia.

Community Impact: The community will benefit from the extension of the County's sewer 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 the record to Fulton County are made a part of the 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 MUST ONLY BE RECORDED 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 : Bishop Meadows Subdivision
Tax Parcel Identification No.: 07 180001200646
Land Disturbance Permit No.: WRS24-001
Zoning/Special Use Permit No.: 2006Z-0056 SFC
(if applicable)

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

**SEWER EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 18th day of November, 2025, between Valor Communities, LLC, a corporation duly organized under the laws of the State of Alabama, 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 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 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) 120, _____ Section (if applicable) of District 7, Fulton County, Georgia, and more particularly described as follows: To wit:

Bishop Meadows Subdivision
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 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 sewer line on both a routine and emergency basis.

Said Grantor hereby warrants that it has the right to sell and convey said sewer 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 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 his/her hand and seal on the day and year first above written.

Signed, sealed and delivered this 18th day of November, 2025 in the presence of:

GRANTOR: Valor Communities, LLC
CORPORATE NAME

[Signature]
Witness

By: [Signature]
Print Name: Scott DeBoard
Title: President

[Signature]
Notary Public

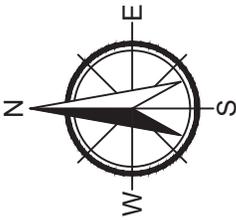
[NOTARIAL SEAL]



Bishop Meadows Subdivision
Legal Description
Permanent Sewer Easement

All that tract or parcel of land, lying and being in Land Lot 120, of the 7th Land District, in the City of South Fulton, Fulton County, Georgia, containing 0.061 acres (2654 sf) more or less, and being more particularly described as follows:

Commencing at a point at the centerline intersection of Bishop Road and Bishop Point; thence go South 60 degrees 11 minutes 34 seconds West, 1359.98 feet to a point on the western right-of-way (R/W) of Towne Bishop Lane (50' R/W) and the POINT OF BEGINNING; thence South 67 degrees 01 minutes 53 seconds West, 126.10 feet to a point; thence South 89 degrees 40 minutes 39 seconds West, 10.76 feet to a point; thence North 03 degrees 58 minutes 50 seconds West, 10.17 feet to a point; thence North 03 degrees 58 minutes 50 seconds West, 9.90 feet to a point; thence North 89 degrees 30 minutes 35 seconds East, 8.16 feet to a point; thence North 67 degrees 01 minutes 53 seconds East, 121.68 feet to a point on the western right-of-way (R/W) of Towne Bishop Lane (50' R/W); thence along said R/W along a curve to the left having a radius of 50.00 feet with a chord direction of South 17 degrees 59 minutes 36 seconds East, a chord length of 10.04 feet and an arc length of 10.06 feet to a point; thence along said R/W along a curve to the left having a radius of 50.00 feet with a chord direction of South 29 degrees 31 minutes 53 seconds East, a chord length of 10.06 feet and an arc length of 10.08 feet to a point on the western right-of-way (R/W) of Towne Bishop Lane (50' R/W) and the POINT OF BEGINNING.



GA WEST ZONE
1002 NAD 83



"EXHIBIT A"

TOWNE BISHOP
LANE - 50' R/W

LOT 12
BISHOP MEADOWS S/D
7274 TOWNE BISHOP LN
TAX PAR 07 180001200646
PB 473 PG 54

MERITAGE HOMES
OF GEORGIA INC
RIVERTOWN RD
TAX PAR 07 180001190631
PB 448 PG 129

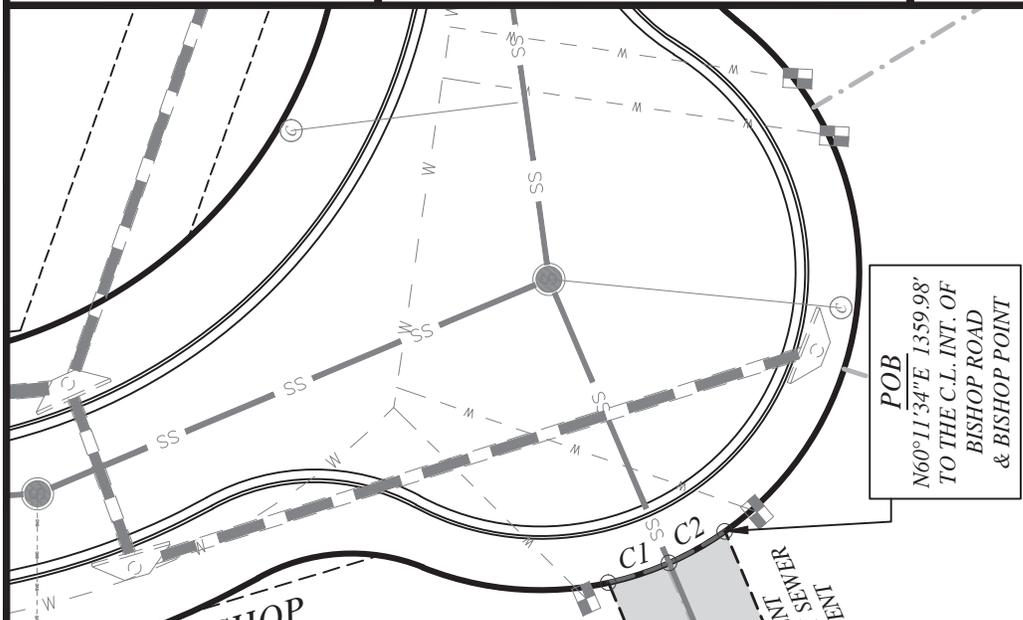
EXISTING
20' SANITARY SEWER
EASEMENT
(DB 66229 PG 256)

LOT 11
BISHOP MEADOWS S/D
7264 TOWNE BISHOP LN
TAX PAR 07 180001200646
PB 473 PG 54

**TOTAL AREA OF PERMANENT SANITARY
SEWER EASEMENT = 2654 SF (0.061 AC)**



Signed by:
Patrick Walker
FD00C168B707A4C0...



Curve Table

Curve #	Length	Radius	CHORD	CH. LENGTH
C1	10.06'	50.00'	S17°59'36"E	10.04'
C2	10.08'	50.00'	S29°31'53"E	10.06'

Line Table

Line #	Direction	Length
L1	S89°40'39"W	10.76'
L2	N03°58'50"W	10.17'
L3	N03°58'50"W	9.90'
L4	N89°30'35"E	8.16'
L5	N89°34'47"W	9.48'

EASEMENT EXHIBIT FOR:
**VALOR COMMUNITIES
OF GEORGIA LLC**
TOWNE BISHOP LANE
CITY OF SOUTH FULTON, GEORGIA
FULTON COUNTY
LAND LOT 120, 7TH DISTRICT

W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
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ECONOMIC DEVELOPMENT
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Athens, GA 30601
P: (706) 310-0400
www.waengineering.com | info@waengineering.com



DATE: 10/29/2025
JOB NUMBER: 23-02604
DRAFTED BY: CL
REVIEWED BY: JB
SHEET 1 OF 1



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0026

Meeting Date: 1/21/2026

Department

Real Estate and Asset Management

Requested Action

Request approval of a Sewer Easement Dedication of 59,313 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 - Infrastructure 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 - Infrastructure Project, a commercial development, requires a connection to the County's sewer system. Fulton County development regulations require that all new sewer service 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 59,313 square feet and is located in Land Lots 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 sewer 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 the public records 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 MUST ONLY BE RECORDED 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 - Infrastructure
Tax Parcel Identification No.: 22 529011910520
Land Disturbance Permit No.: WRN25-030
Zoning/Special Use Permit No.: _____
(if applicable)

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

**SEWER 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 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 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) 1186, 1187, 1190 & 1191, 2nd Section (if applicable) of District 2nd, Fulton County, Georgia, and more particularly described as follows: To wit:

Continuum Alpharetta - Infrastructure

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 _____
day of _____, 20____
in the presence of:

Wanda Naresca
Witness

Notary Public

See Attached Certificate

[NOTARIAL SEAL]

GRANTOR: SWWP Alpharetta, LLC
CORPORATE NAME

By: W Cary Mack

Print Name: Cary Mack

Title: Authorized Representative

By: _____

Print Name: _____

Title: _____

[CORPORATE SEAL]

**SANITARY SEWER EASEMENT
LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Land Lots 1187, 1190 and 1191 of the 2nd District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

To ascertain the Point of Beginning, commence at a #4 rebar located on the westerly right-of-way of U.S. 19/S.R. 400 (variable right-of-way), said point having state plane coordinates of N: 1486206.0687; E: 2267097.9337 (Grid North, GA West Zone); Thence North 80 degrees 09 minutes 33 seconds West, 314.03 feet to a point having state plane coordinates of N: 1486259.7391; E: 2266788.5279, said point being the Point of Beginning:

Thence the following courses and distances:

South 70 degrees 06 minutes 24 seconds West a distance of 57.26 feet to a point;
South 05 degrees 13 minutes 46 seconds West a distance of 42.48 feet to a point;
South 27 degrees 42 minutes 47 seconds West a distance of 84.57 feet to a point;
South 61 degrees 59 minutes 25 seconds East a distance of 14.54 feet to a point;
South 27 degrees 52 minutes 12 seconds West a distance of 20.00 feet to a point;
North 61 degrees 59 minutes 25 seconds West a distance of 13.93 feet to a point;
South 16 degrees 28 minutes 49 seconds West a distance of 224.40 feet to a point;
South 32 degrees 28 minutes 07 seconds East a distance of 19.87 feet to a point;
South 57 degrees 31 minutes 53 seconds West a distance of 20.00 feet to a point;
North 32 degrees 28 minutes 07 seconds West a distance of 18.03 feet to a point;
South 60 degrees 36 minutes 45 seconds West a distance of 5.92 feet to a point;
South 61 degrees 28 minutes 47 seconds West a distance of 34.08 feet to a point;
South 72 degrees 41 minutes 27 seconds West a distance of 60.37 feet to a point;
North 72 degrees 20 minutes 11 seconds West a distance of 35.66 feet to a point;
South 14 degrees 53 minutes 21 seconds West a distance of 33.58 feet to a point;
North 75 degrees 06 minutes 39 seconds West a distance of 20.00 feet to a point;
North 15 degrees 17 minutes 26 seconds East a distance of 34.54 feet to a point;
North 72 degrees 20 minutes 11 seconds West a distance of 200.12 feet to a point;
North 73 degrees 31 minutes 44 seconds West a distance of 46.26 feet to a point;
North 84 degrees 46 minutes 14 seconds West a distance of 118.29 feet to a point;
South 83 degrees 58 minutes 56 seconds West a distance of 84.02 feet to a point;
South 39 degrees 00 minutes 44 seconds West a distance of 6.87 feet to a point;
South 17 degrees 49 minutes 19 seconds West a distance of 372.64 feet to a point;
South 72 degrees 02 minutes 59 seconds East a distance of 15.32 feet to a point;
South 17 degrees 57 minutes 01 seconds West a distance of 19.99 feet to a point;
North 72 degrees 02 minutes 12 seconds West a distance of 24.31 feet to a point;
South 40 degrees 21 minutes 47 seconds West a distance of 58.17 feet to a point;
South 71 degrees 13 minutes 48 seconds West a distance of 107.15 feet to a point;
South 86 degrees 59 minutes 07 seconds West a distance of 68.51 feet to a point;
South 51 degrees 53 minutes 15 seconds West a distance of 106.17 feet to a point;
North 38 degrees 06 minutes 45 seconds West a distance of 20.00 feet to a point;
North 51 degrees 53 minutes 15 seconds East a distance of 112.49 feet to a point;
North 86 degrees 59 minutes 07 seconds East a distance of 72.07 feet to a point;
North 71 degrees 13 minutes 48 seconds East a distance of 98.86 feet to a point;
North 40 degrees 21 minutes 47 seconds East a distance of 59.21 feet to a point;
North 18 degrees 31 minutes 48 seconds East a distance of 404.67 feet to a point;

North 87 degrees 02 minutes 02 seconds East a distance of 118.29 feet to a point;
South 82 degrees 50 minutes 29 seconds East a distance of 108.09 feet to a point;
South 72 degrees 17 minutes 50 seconds East a distance of 88.72 feet to a point;
North 17 degrees 30 minutes 46 seconds East a distance of 23.84 feet to a point;
South 72 degrees 02 minutes 20 seconds East a distance of 20.00 feet to a point;
South 17 degrees 30 minutes 46 seconds West a distance of 23.75 feet to a point;
South 72 degrees 20 minutes 35 seconds East a distance of 143.20 feet to a point;
South 87 degrees 47 minutes 00 seconds East a distance of 57.97 feet to a point;
North 56 degrees 18 minutes 03 seconds East a distance of 82.81 feet to a point;
North 18 degrees 23 minutes 11 seconds East a distance of 219.32 feet to a point;
North 72 degrees 14 minutes 40 seconds West a distance of 18.00 feet to a point;
North 86 degrees 30 minutes 55 seconds West a distance of 13.83 feet to a point;
North 72 degrees 23 minutes 57 seconds West a distance of 12.97 feet to a point;
North 17 degrees 57 minutes 40 seconds East a distance of 20.00 feet to a point;
South 72 degrees 23 minutes 57 seconds East a distance of 10.37 feet to a point;
South 86 degrees 30 minutes 55 seconds East a distance of 13.86 feet to a point;
South 72 degrees 14 minutes 40 seconds East a distance of 21.06 feet to a point;
North 19 degrees 22 minutes 15 seconds East a distance of 104.87 feet to a point;
North 07 degrees 01 minutes 48 seconds East a distance of 149.04 feet to a point;
North 76 degrees 39 minutes 00 seconds West a distance of 43.76 feet to a point;
North 13 degrees 19 minutes 53 seconds East a distance of 20.00 feet to a point;
South 76 degrees 39 minutes 00 seconds East a distance of 54.57 feet to a point;
North 16 degrees 28 minutes 47 seconds East a distance of 45.93 feet to a point;
North 06 degrees 01 minutes 14 seconds West a distance of 188.26 feet to a point;
South 83 degrees 58 minutes 46 seconds West a distance of 70.22 feet to a point;
South 39 degrees 44 minutes 59 seconds West a distance of 14.34 feet to a point;
South 83 degrees 58 minutes 47 seconds West a distance of 46.13 feet to a point;
North 54 degrees 09 minutes 53 seconds West a distance of 14.99 feet to a point;
South 83 degrees 58 minutes 46 seconds West a distance of 28.56 feet to a point;
North 05 degrees 29 minutes 44 seconds West a distance of 71.75 feet to a point;
North 86 degrees 19 minutes 18 seconds East a distance of 20.01 feet to a point;
South 05 degrees 29 minutes 44 seconds East a distance of 50.93 feet to a point;
North 83 degrees 58 minutes 31 seconds East a distance of 16.02 feet to a point;
South 54 degrees 09 minutes 53 seconds East a distance of 14.99 feet to a point;
North 83 degrees 58 minutes 47 seconds East a distance of 30.36 feet to a point;
North 39 degrees 44 minutes 59 seconds East a distance of 14.34 feet to a point;
North 83 degrees 58 minutes 31 seconds East a distance of 98.34 feet to a point;
South 06 degrees 01 minutes 14 seconds East a distance of 212.25 feet to a point;
South 16 degrees 28 minutes 47 seconds West a distance of 63.85 feet to a point;
South 31 degrees 30 minutes 09 seconds West a distance of 19.29 feet to a point;
South 05 degrees 16 minutes 43 seconds West a distance of 111.91 feet to a point;
North 70 degrees 06 minutes 24 seconds East a distance of 47.88 feet to a point;
South 19 degrees 53 minutes 36 seconds East a distance of 20.00 feet to a point
having state plane coordinates of N: 1486259.7391; E: 2266788.5279 (Grid North, GA West Zone),
said point being the Point of Beginning.

Said easement contains 1.36 acre (59,313 square feet).



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0027

Meeting Date: 1/21/2026

Department

Real Estate and Asset Management

Requested Action

Request approval of a Water Easement Dedication of 59,313 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 - Infrastructure 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 - Infrastructure 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 59,313 square feet and is located in Land Lots 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 the 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 - Infrastructure
Tax Parcel Identification No.: 22 629011910620
Land Disturbance Permit No.: WRN25-030
Zoning/Special Use Permit No.: N/A
(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) 1106, 1107, 1100, & 1101, 2nd Section (if applicable) of District 2nd, Fulton County, Georgia, and more particularly described as follows: To wit:

Continuum Alpharetta - Infrastructure

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:

Wanya Newsome
Witness

Notary Public

See Attached Certificate

[NOTARIAL SEAL]

GRANTOR: SWVP Alpharetta, LLC
Corporate Name

By: *Cary Mack*

Print Name: Cary Mack

Title: Authorized Representative

By: _____

Print Name: _____

Title: _____

[CORPORATE SEAL]

**WATER EASEMENT
LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Land Lots 1187, 1190 and 1191 of the 2nd District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

To ascertain the Point of Beginning, commence at a #4 rebar located on the westerly right-of-way of U.S. 19/S.R. 400 (variable right-of-way), said point having state plane coordinates of N: 1486206.0687; E: 2267097.9337 (Grid North, GA West Zone); Thence North 80 degrees 09 minutes 33 seconds West, 314.03 feet to a point having state plane coordinates of N: 1486259.7391; E: 2266788.5279, said point being the Point of Beginning:

Thence the following courses and distances:

South 70 degrees 06 minutes 24 seconds West a distance of 57.26 feet to a point;
South 05 degrees 13 minutes 46 seconds West a distance of 42.48 feet to a point;
South 27 degrees 42 minutes 47 seconds West a distance of 84.57 feet to a point;
South 61 degrees 59 minutes 25 seconds East a distance of 14.54 feet to a point;
South 27 degrees 52 minutes 12 seconds West a distance of 20.00 feet to a point;
North 61 degrees 59 minutes 25 seconds West a distance of 13.93 feet to a point;
South 16 degrees 28 minutes 49 seconds West a distance of 224.40 feet to a point;
South 32 degrees 28 minutes 07 seconds East a distance of 19.87 feet to a point;
South 57 degrees 31 minutes 53 seconds West a distance of 20.00 feet to a point;
North 32 degrees 28 minutes 07 seconds West a distance of 18.03 feet to a point;
South 60 degrees 36 minutes 45 seconds West a distance of 5.92 feet to a point;
South 61 degrees 28 minutes 47 seconds West a distance of 34.08 feet to a point;
South 72 degrees 41 minutes 27 seconds West a distance of 60.37 feet to a point;
North 72 degrees 20 minutes 11 seconds West a distance of 35.66 feet to a point;
South 14 degrees 53 minutes 21 seconds West a distance of 33.58 feet to a point;
North 75 degrees 06 minutes 39 seconds West a distance of 20.00 feet to a point;
North 15 degrees 17 minutes 26 seconds East a distance of 34.54 feet to a point;
North 72 degrees 20 minutes 11 seconds West a distance of 200.12 feet to a point;
North 73 degrees 31 minutes 44 seconds West a distance of 46.26 feet to a point;
North 84 degrees 46 minutes 14 seconds West a distance of 118.29 feet to a point;
South 83 degrees 58 minutes 56 seconds West a distance of 84.02 feet to a point;
South 39 degrees 00 minutes 44 seconds West a distance of 6.87 feet to a point;
South 17 degrees 49 minutes 19 seconds West a distance of 372.64 feet to a point;
South 72 degrees 02 minutes 59 seconds East a distance of 15.32 feet to a point;
South 17 degrees 57 minutes 01 seconds West a distance of 19.99 feet to a point;
North 72 degrees 02 minutes 12 seconds West a distance of 24.31 feet to a point;
South 40 degrees 21 minutes 47 seconds West a distance of 58.17 feet to a point;
South 71 degrees 13 minutes 48 seconds West a distance of 107.15 feet to a point;
South 86 degrees 59 minutes 07 seconds West a distance of 68.51 feet to a point;
South 51 degrees 53 minutes 15 seconds West a distance of 106.17 feet to a point;
North 38 degrees 06 minutes 45 seconds West a distance of 20.00 feet to a point;
North 51 degrees 53 minutes 15 seconds East a distance of 112.49 feet to a point;
North 86 degrees 59 minutes 07 seconds East a distance of 72.07 feet to a point;
North 71 degrees 13 minutes 48 seconds East a distance of 98.86 feet to a point;
North 40 degrees 21 minutes 47 seconds East a distance of 59.21 feet to a point;
North 18 degrees 31 minutes 48 seconds East a distance of 404.67 feet to a point;

North 87 degrees 02 minutes 02 seconds East a distance of 118.29 feet to a point;
South 82 degrees 50 minutes 29 seconds East a distance of 108.09 feet to a point;
South 72 degrees 17 minutes 50 seconds East a distance of 88.72 feet to a point;
North 17 degrees 30 minutes 46 seconds East a distance of 23.84 feet to a point;
South 72 degrees 02 minutes 20 seconds East a distance of 20.00 feet to a point;
South 17 degrees 30 minutes 46 seconds West a distance of 23.75 feet to a point;
South 72 degrees 20 minutes 35 seconds East a distance of 143.20 feet to a point;
South 87 degrees 47 minutes 00 seconds East a distance of 57.97 feet to a point;
North 56 degrees 18 minutes 03 seconds East a distance of 82.81 feet to a point;
North 18 degrees 23 minutes 11 seconds East a distance of 219.32 feet to a point;
North 72 degrees 14 minutes 40 seconds West a distance of 18.00 feet to a point;
North 86 degrees 30 minutes 55 seconds West a distance of 13.83 feet to a point;
North 72 degrees 23 minutes 57 seconds West a distance of 12.97 feet to a point;
North 17 degrees 57 minutes 40 seconds East a distance of 20.00 feet to a point;
South 72 degrees 23 minutes 57 seconds East a distance of 10.37 feet to a point;
South 86 degrees 30 minutes 55 seconds East a distance of 13.86 feet to a point;
South 72 degrees 14 minutes 40 seconds East a distance of 21.06 feet to a point;
North 19 degrees 22 minutes 15 seconds East a distance of 104.87 feet to a point;
North 07 degrees 01 minutes 48 seconds East a distance of 149.04 feet to a point;
North 76 degrees 39 minutes 00 seconds West a distance of 43.76 feet to a point;
North 13 degrees 19 minutes 53 seconds East a distance of 20.00 feet to a point;
South 76 degrees 39 minutes 00 seconds East a distance of 54.57 feet to a point;
North 16 degrees 28 minutes 47 seconds East a distance of 45.93 feet to a point;
North 06 degrees 01 minutes 14 seconds West a distance of 188.26 feet to a point;
South 83 degrees 58 minutes 46 seconds West a distance of 70.22 feet to a point;
South 39 degrees 44 minutes 59 seconds West a distance of 14.34 feet to a point;
South 83 degrees 58 minutes 47 seconds West a distance of 46.13 feet to a point;
North 54 degrees 09 minutes 53 seconds West a distance of 14.99 feet to a point;
South 83 degrees 58 minutes 46 seconds West a distance of 28.56 feet to a point;
North 05 degrees 29 minutes 44 seconds West a distance of 71.75 feet to a point;
North 86 degrees 19 minutes 18 seconds East a distance of 20.01 feet to a point;
South 05 degrees 29 minutes 44 seconds East a distance of 50.93 feet to a point;
North 83 degrees 58 minutes 31 seconds East a distance of 16.02 feet to a point;
South 54 degrees 09 minutes 53 seconds East a distance of 14.99 feet to a point;
North 83 degrees 58 minutes 47 seconds East a distance of 30.36 feet to a point;
North 39 degrees 44 minutes 59 seconds East a distance of 14.34 feet to a point;
North 83 degrees 58 minutes 31 seconds East a distance of 98.34 feet to a point;
South 06 degrees 01 minutes 14 seconds East a distance of 212.25 feet to a point;
South 16 degrees 28 minutes 47 seconds West a distance of 63.85 feet to a point;
South 31 degrees 30 minutes 09 seconds West a distance of 19.29 feet to a point;
South 05 degrees 16 minutes 43 seconds West a distance of 111.91 feet to a point;
North 70 degrees 06 minutes 24 seconds East a distance of 47.88 feet to a point;
South 19 degrees 53 minutes 36 seconds East a distance of 20.00 feet to a point
having state plane coordinates of N: 1486259.7391; E: 2266788.5279 (Grid North, GA West Zone),
said point being the Point of Beginning.

Said easement contains 1.36 acre (59,313 square feet).

GASKINS + LECRAW

© 2025 GASKINS + LECRAW INC
 1266 POWDER SPRINGS RD SW
 MARIETTA, GA 30064
 PHONE - 770 424 7168
 www.gaskinslecrow.com

PEF008127

REV #	DESCRIPTION	DATE

ULTRITY EASEMENT EXHIBIT FOR
 SWP ALPHARETTA, LLC

PROJECT LOCATION
 5555 WINDWARD PARKWAY

CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
 LAND LOT 1187, 1180 & 1181 2ND DISTRICT, 2ND SECTION
 SUBDIVISION NAME - LOT #XXX

811
 Know what's below.
 Call before you dig.

SCALE & ARROW

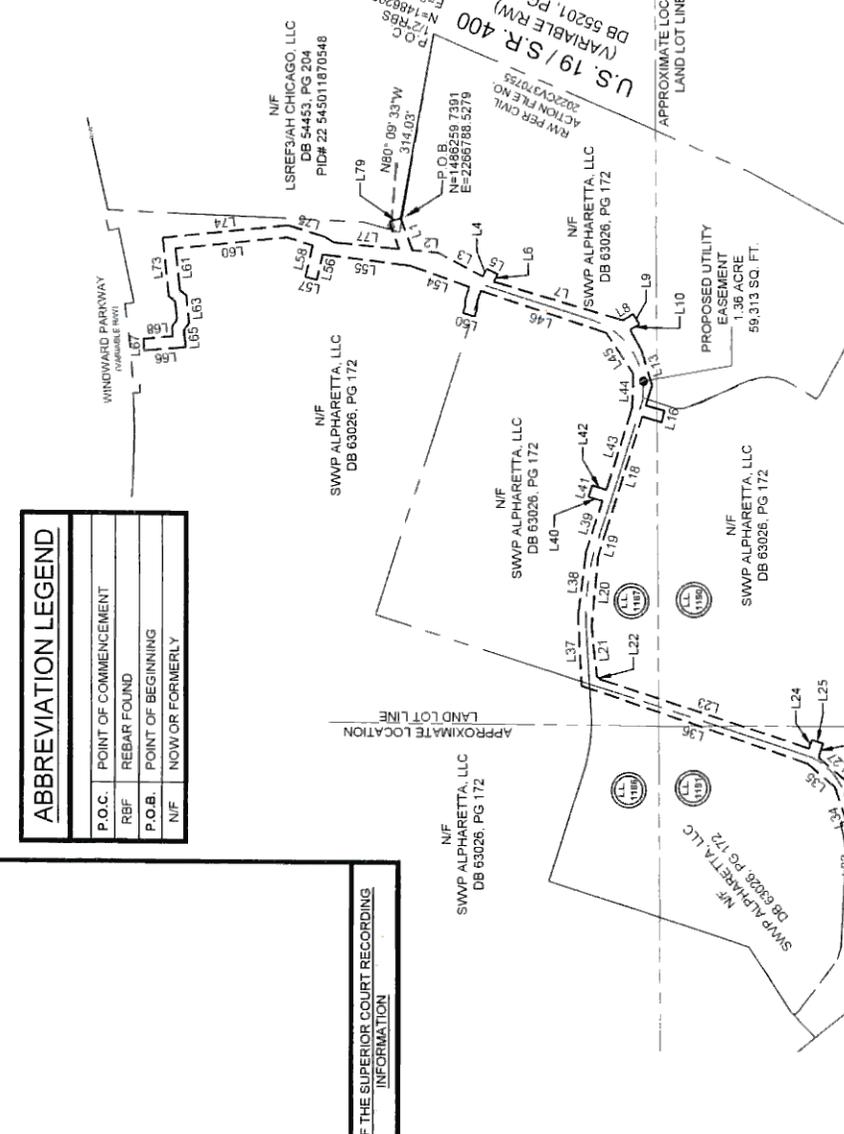
GRID NORTH, GEORGIA WEST ZONE
 0' 200' 400'

SCALE: 1" = 200'

SURVEY INFO:
 DRAWN BY: KRK
 REVIEWED BY: CRC
 JOB #: 0300001
 DATE: 10/02/2025

SHEET NUMBER
 1 OF 2

Fulton County Government
 Project #WRN25-030



ABBREVIATION LEGEND

P.O.C.	POINT OF COMMENCEMENT
RFB	REBAR FOUND
P.O.B.	POINT OF BEGINNING
NIF	NOW OR FORMERLY

CLERK OF THE SUPERIOR COURT RECORDING INFORMATION

SURVEYOR'S CERTIFICATION

(W)THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OF THIS TYPE PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, OR COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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 15-9-47.

Clinton R. Coulter

CLINTON R. COULTER
 GEORGIA PLS No. 3471
 DATE: 10/02/2025

AS SURVEYOR FOR
 GASKINS + LECRAW, INC.



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0030

Meeting Date: 1/21/2026

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

Presentation of Proclamations and Certificates.

Proclamation recognizing “Delta Sigma Theta Sorority, Inc. Founder’s Day.” **(Ivory/Arrington)**

Proclamation recognizing “S.L. King & Associates Appreciation Day.” **(Arrington/Ellis)**

Proclamation recognizing “Creekside High School Football State Champions Appreciation Day.” **(Arrington/Barrett)**



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0032

Meeting Date: 1/21/2026

Department

Finance

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

Review and approve the FY2026 Final Adopted Budget and FY2026 Resolutions.

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

Approval of FY2026 Final Adopted Budget and FY2026 Budget Resolution, FY2026 COLA Eligibility Resolution and any other action deemed necessary by the BOC on the budget.

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

Presentation and request approval of the following FY2026 Final Adopted Budgets, FY2026 Budget Resolution and FY2026 COLA Eligibility Resolution in accordance with the Budget ordinance which provides for the Board of Commissioners to approve the final budget on the second meeting in January (January 21, 2026).

- a) 2026 Final Adopted General Fund
- b) 2026 Final Adopted Airport Fund
- c) 2026 Final Adopted Fulton Industrial District Fund
- d) 2026 Final Adopted Animal Services Fund
- e) 2026 Final Adopted Emergency Communications "911" Fund

- f) 2026 Final Adopted Bond Fund
- g) 2026 Final Adopted Risk Management Fund
- h) 2026 Final Adopted Special Appropriations Funds
- i) 2026 Final Adopted Updated Personnel Control Schedule (New Position List)
- j) 2026 Final Adopted Annual Hardware/Software Maintenance and Support Contracts List

The Administration will provide response to the Board of Commissioners (BOC) comments from the last BOC meeting before January 21, 2026.

INTER-OFFICE MEMORANDUM



TO: BOARD OF COMMISSIONERS
THROUGH: Dick Anderson, County Manager 
FROM: Sharon L. Whitmore, Chief Financial Officer 
DATE: January 16, 2026
SUBJECT: Modifications to the FY2026 Proposed Budget since January 7, 2026

Please find below a list of additional modifications to the FY2026 Proposed Budget. The list incorporates changes since the last Board of Commissioners meeting held on January 7, 2026.

GENERAL FUND REQUESTED CHANGES TO THE FY2026 BUDGET - EXPENDITURES

Expenditures:

2026 Adjustments to Departmental Budget

The following requests would require a reallocation of current resources and will not result in an overall budget increase.

HB625 Adjustment for two additional State Court Judgeships

County leadership met with representatives from State Court Administration, State Court Judges, State Court – Solicitor General and the Office of the Public Defender. It was requested to identify the staffing for the current 10 courtrooms to clarify current resource allocation and ensure needed representation for the buildout and staffing of the two additional courtrooms. Every Justice representative declined to provide the requested information. As an alternative, the representatives were requested to resubmit their budgeted requests. Upon receipt, it was noted that the latest submission totaled \$6,255,478, which is an increase over the \$5,102,211 presented during the January 7, 2026 meeting. We recommend the Board of Commissioners approve the adjusted request of \$5,370,117 which includes the original requests compiled earlier in the budget process along with two additional security resources to provide two deputies per courtroom. The funding would come from the Pension contribution requirement reduced based on the recent receipt of the 2026 valuation report.

Action Required:

1. Request is being made to decrease the Non-Agency-Pension resource budget by \$2,542,674 and increase the following agencies by \$2,542,674 for HB625. (recurring)
This reallocation will not result in any additional expenditures in the general fund.

Increase State Court Administration by \$716,077 for the creation of two (2) Senior Court Associates, three (3) Court Operations Specialists, one (1) Litigation Manger, and one (1) Information Systems Analyst.

Increase Solicitor General by \$1,267,705 for the creation of two Assistant Solicitor IIs, two (2) Deputy Assistant Solicitor, two (2) Senior Investigators, two (2) Court Associates, two (2) Victim Witness Advocates and additional \$10,000 operational costs.

Increase Public Defender by \$381,857 for the creation of two (2) Assistant Public Defender Is and one (1) Supervising Attorney.

Increase the Sheriff's budget by \$177,035 for the creation of two Deputy Sheriff's positions and corresponding operational costs.

2. Request is being made to decrease the State Court Judges budget by \$211,124 and increase State Court Administration by \$211,124 to fund the two additional court reporters. In the proposed budget, court reporter funding was allocated to the chambers and is being realigned into State Court Administration's budget for consistency.
3. Request is being made to decrease Non-Agency's budget by \$211,081 and increase the Sheriff's budget by \$211,081 for the original security resources identified during the Proposed Budget. These resources are the creation of two Deputy Sheriff positions and corresponding operational costs.

Permanent Supportive Housing

County leadership proposes to allocate an additional \$2,170,000 to support additional permanent Supportive Housing units that may come online in FY2026. The funds would remain in Non-Agency until needed. The funding would come from the Pension contribution requirement reduced based on the recent receipt of the 2026 valuation report. This reallocation will not result in any additional expenditures in the general fund.

Commissioner Adjustments

1. Decrease in the budget of Non-Agency and Increase the District 3 budget by \$59,535 for additional salaries and benefits costs. (recurring)

Action Required:

Request is being made to decrease the budget of Non-Agency by \$59,535 for increased salary and benefit costs in District 3. This reallocation will not result in any additional expenditures in the general fund.

2. Decrease in the budget of Non-Agency and Increase the District 5 budget by \$40,465 for additional salaries and benefits costs. (recurring)

Action Required:

Request is being made to decrease the budget of Non-Agency by \$40,465 for increased salary and benefit costs in District 5. This reallocation will not result in any additional expenditures in the general fund.

OTHER FUNDS REQUESTED CHANGES TO THE FY2026 BUDGET

FULTON INDUSTRIAL DISTRICT

Expenditures:

- I. Decrease in the budget of Non-Agency and Increase the Fire budget by \$81,000. (non-recurring)

Action Required:

Request is being made to decrease the budget of Non-Agency by \$81,000 to pay for the 4Q2024 Fire Services invoice billed in November 2025 by the City of South Fulton. This reallocation will not result in any additional expenditures in the Fulton Industrial Fund budget.

ANIMAL SERVICES FUND

Expenditures:

- I. Decrease in the Department of Real Estate and Asset Management Increase the Department of Emergency Management budget by \$51,900. (recurring)

Action Required:

Request is being made to decrease the budget of the Department of Real Estate and Asset management by \$51,900 to realign resources to pay contractual obligations. Additional adjustments may be required later in the fiscal year. This request and any future reallocations will not result in any additional expenditure in the Animal Services Fund budget.

CC:

Dr. Pamela Roshell, Chief Operating Officer

Y. Soo Jo, County Attorney

Ray Turner, Interim Finance Director

Sabrina McTier, Interim Deputy Finance Director

Milford John Williams, Assistant Budget Manager

Tonya Grier, Clerk to the Board of Commissioners

Fulton County, GA
FY2026 Revised Proposed Budget - General Fund

	2023 Actual	2024 Actual	2025 Actual	2026 Proposed Budget	Changes to Proposed Budget 1-7-26	Changes to Proposed Budget 1-21-26	2026 Revised Proposed Budget
REVENUES							
Property Taxes	\$ 693,724,900	\$ 754,876,695	\$ 790,822,783	\$ 815,496,192	\$ 4,055,960		\$ 819,552,152
Additional Property Taxes (Consent)				\$ 32,170,000			\$ 32,170,000
Local Option Sales Taxes	17,413,735	22,127,020	27,806,547	\$ 34,472,813			\$ 34,472,813
Inmate Services	5,994,403	3,217,059		\$ -			\$ -
All Other	121,946,976	98,867,927	114,648,588	\$ 113,910,000	-		\$ 113,910,000
Total Revenues	\$ 839,080,014	\$ 879,088,700	\$ 933,277,918	\$ 996,049,005	\$ 4,055,960	\$ -	\$ 1,000,104,965
EXPENDITURES							
Arts and Culture	\$ 9,295,181	\$ 7,744,721	\$ 7,555,905	\$ 7,748,499	\$ -		\$ 7,748,499
Behavioral Health	14,851,967	16,540,227	19,409,323	\$ 23,262,936			\$ 23,262,936
Board of Commissioners	3,799,355	3,800,833	4,541,283	\$ 5,183,092		100,000	\$ 5,283,092
Clerk to the Commission	1,106,351	1,338,951	1,335,738	\$ 1,389,001			\$ 1,389,001
Community Dev.	13,003,701	10,748,990	10,114,978	\$ 10,375,306			\$ 10,375,306
County Attorney	5,069,994	5,069,994	5,587,092	\$ 5,529,481			\$ 5,529,481
County Auditor	1,371,002	1,412,128	1,515,661	\$ 1,628,766			\$ 1,628,766
County Manager	3,504,193	3,536,318	3,903,032	\$ 4,355,948			\$ 4,355,948
Econ. Dev./ Select Fulton	814,902	1,363,863	1,479,706	\$ 1,509,965			\$ 1,509,965
Diversity and Civil Rights	1,204,338	1,441,647	1,522,340	\$ 1,885,671			\$ 1,885,671
Emergency Management	5,533,063	1,450,324	2,095,001	\$ 2,345,016			\$ 2,345,016
Child Attorney	3,801,535	3,843,228	3,917,670	\$ 3,902,851			\$ 3,902,851
County Marshal	7,179,803	7,454,468	8,137,989	\$ 8,237,763			\$ 8,237,763
District Attorney	36,859,067	36,019,417	38,085,445	\$ 39,369,619			\$ 39,369,619
Emergency Services - 911	3,368,257	3,288,494	3,344,083	\$ 3,852,073			\$ 3,852,073
External Affairs	2,797,745	2,691,108	2,991,778	\$ 2,980,883			\$ 2,980,883
Family & Children Services	1,315,842	1,656,286	1,526,616	\$ 1,667,467			\$ 1,667,467
Finance	6,797,406	6,710,705	7,180,226	\$ 8,447,500			\$ 8,447,500
Grady Hospital Transfer	49,775,898	50,530,686	51,485,039	\$ 51,535,540	1,002,369		\$ 52,537,909
HIV Elimination	93,039	136,196	132,708	\$ 178,055			\$ 178,055
BOH Allocation	11,021,483	10,962,722	10,861,229	\$ 10,936,058			\$ 10,936,058
Information Technology	31,954,566	35,056,197	42,167,915	\$ 48,707,625			\$ 48,707,625
Juvenile Court	16,031,434	16,897,369	18,645,811	\$ 18,570,904			\$ 18,570,904
Library	27,823,752	29,626,755	31,085,353	\$ 32,469,665			\$ 32,469,665
Magistrate Court	5,055,839	4,548,039	4,852,993	\$ 6,126,928			\$ 6,126,928
Medical Examiner	5,971,453	6,181,148	6,566,660	\$ 6,809,431			\$ 6,809,431
Non Agency	181,942,713	172,404,657	195,613,825	\$ 275,341,377	18,481,499	(2,853,755)	\$ 290,969,121
- Pension				\$ 74,450,000		(4,712,674)	\$ 69,737,326
- Leases/Debt				\$ 46,625,817			\$ 46,625,817
- Utilities				\$ 26,766,638			\$ 26,766,638
- Other				\$ 80,455,922	(1,032,369)	1,858,919	\$ 81,282,472
- Inmate Services				\$ 1,700,000	(1,700,000)		\$ -
- Consent Decree				\$ 31,843,000	21,213,868		\$ 53,056,868
- Compensation				\$ 13,500,000			\$ 13,500,000
Human Resources	5,535,294	5,670,439	5,773,871	\$ 6,318,456			\$ 6,318,456
Police	10,850,824	12,319,064	14,172,048	\$ 14,789,739			\$ 14,789,739
Probate Court	4,958,590	5,697,229	6,161,401	\$ 6,399,635			\$ 6,399,635
Public Defender	24,688,018	26,736,654	27,921,445	\$ 28,013,709		381,857	\$ 28,395,566
Public Works	500,000	500,000	500,000	\$ 494,844			\$ 494,844
Purchasing	4,506,633	4,459,430	4,937,175	\$ 5,109,393			\$ 5,109,393
Real Estate & Asset Mgmt	38,706,828	40,968,605	45,319,508	\$ 48,136,728			\$ 48,136,728
Registration & Elections	7,728,761	31,654,887	17,573,945	\$ 32,594,241	466,828		\$ 33,061,069
Senior Services	27,535,015	26,270,794	28,134,072	\$ 31,395,506			\$ 31,395,506
Sheriff	142,515,283	147,321,288	153,841,987	\$ 156,275,873		388,116	\$ 156,663,989
State Court - General	7,995,149	8,593,984	8,742,470	\$ 8,679,000		927,201	\$ 9,606,201
State Court - Judges	6,523,446	6,682,936	7,012,317	\$ 8,925,153		(211,124)	\$ 8,714,029
Solicitor General	11,466,310	12,672,803	13,204,950	\$ 14,605,358	276,000	1,267,705	\$ 16,149,063
Superior & Magistrate Court - Clerk	21,557,910	23,073,379	23,595,329	\$ 24,249,511	370,750		\$ 24,620,261
Superior Court - General	22,576,085	24,408,409	26,659,959	\$ 28,562,196			\$ 28,562,196
Superior Court - Judges	9,666,890	9,729,911	10,461,187	\$ 10,168,410	-		\$ 10,168,410
Tax Assessor	18,921,370	18,833,505	20,833,434	\$ 23,744,799			\$ 23,744,799
Tax Commissioner	18,525,401	18,723,615	19,796,784	\$ 20,342,030			\$ 20,342,030
Total of Expenditures	\$ 836,101,686	\$ 866,772,399	\$ 920,297,281	\$ 1,053,152,000	\$ 20,597,446	\$ -	\$ 1,073,749,446
Revenues > Expenditures	\$ 2,978,328	\$ 12,316,301	\$ 12,980,636	\$ (57,102,996)	\$ (16,541,486)	\$ -	\$ (73,644,482)
Fund Balance - Beginning	\$ 224,363,249	\$ 227,341,577	\$ 239,657,878	\$ 252,638,514			\$ 252,638,514
Fund Balance - Ending	\$ 227,341,577	\$ 239,657,878	\$ 252,638,514	\$ 195,535,519			\$ 178,994,033
Fund Balance Minimum Reserve Requirement	\$ 139,628,982	\$ 144,750,991	\$ 153,689,646	\$ 175,560,438			\$ 178,994,033

Fulton County, GA
FY2026 Revised Proposed Budget
Fulton Industrial District Fund

Revised Proposed
January 21, 2026

	2023 Actual	2024 Actual	2025 Actual	2026 Proposed Budget	Changes to Proposed Budget 1-21-2026	2026 Revised Proposed Budget
REVENUES						
Property Taxes	\$ 6,387,097	\$ 4,728,100	\$ 5,171,496	\$ 4,800,000		\$ 4,800,000
License & Permits	327,937	345,399	292,738	300,000		300,000
All Other	2,528,303	3,022,406	2,721,902	2,400,000		2,400,000
Transfer GF PW	500,000	500,000	500,000	500,000		500,000
Total Revenues	\$ 9,743,337	\$ 8,595,906	\$ 8,686,136	\$ 8,000,000	\$ -	\$ 8,000,000
EXPENDITURES						
# Finance	\$ 6,802	\$ 5,603	\$ 4,865	\$ 86,555		\$ 86,555
# Fire Rescue	325,000	264,583	385,938	456,250	81,000	\$ 537,250
# Public Works	666,479	703,104	456,861	1,579,378		\$ 1,579,378
# Non Agency	2,378,776	6,030,690	1,259,562	23,759,247		\$ 23,759,247
# Police	2,997,922	3,119,132	3,665,643	4,122,706	(81,000)	\$ 4,041,706
Total Expenditures	\$ 6,374,979	\$ 10,123,112	\$ 5,772,868	\$ 30,004,136	\$ -	\$ 30,004,136
Revenues > Expenditures	\$ 3,368,358	\$ (1,527,206)	\$ 2,913,268	\$ (22,004,136)	\$ -	\$ (22,004,136)
Fund Balance - Beginning	\$ 22,650,906	\$ 26,019,264	\$ 24,492,058	\$ 27,405,325		\$ -
Fund Balance - Ending	\$ 26,019,264	\$ 24,492,058	\$ 27,405,325	\$ 5,401,189		\$ (22,004,136)

Fulton County, GA
FY2026 Revised Proposed Budget
Animal Services Fund

Revised Proposed
January 21, 2026

	2024 Actual	2025 Actual	2026 Proposed Budget	Changes to Proposed Budget 1-21-26	2026 Revised Proposed Budget
REVENUES					
User Fees*	\$ 9,077,880	\$ 12,371,030	\$ 12,840,964		\$ 12,840,964
Transfer from General Fund	238,911	327,617	327,617		327,617
Other Revenue		51,675			
Total Revenues	\$ 9,316,791	\$ 12,750,322	\$ 13,168,581	\$ -	\$ 13,168,581
EXPENDITURES					
Emergency Communications	\$ 315,305	\$ 382,666	\$ 406,341		\$ 406,341
Emergency Management	\$ 10,163,457	\$ 10,293,111	\$ 8,030,020	\$ 51,900	\$ 8,081,920
Police	\$ 163,800	\$ 286,543	\$ 2,379,124		\$ 2,379,124
Real Estate and Asset Managemen	\$ -	\$ 28,178	\$ 991,961	\$ (51,900)	\$ 940,061
Non Agency	\$ 538,536	\$ 865,056	\$ 1,361,135		\$ 1,361,135
Total Expenditures	\$ 11,181,098	\$ 11,855,554	\$ 13,168,581	\$ -	\$ 13,168,581
Revenues > Expenditures	\$ (1,864,307)	\$ 894,768	\$ -		\$ -
Fund Balance - Beginning	\$ -	\$ (1,864,307)	\$ (969,539)		\$ (969,539)
Fund Balance - Ending	\$ (1,864,307)	\$ (969,539)	\$ (969,539)		\$ (969,539)



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0033

Meeting Date: 1/21/2026

Department

Registration & Elections

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

Request approval of a statewide contract - Registration and Elections, 26TEMP1548386C-MH, SWC # 99999-001-SPD0000136, Temporary Staffing Services - Clerical Light in the total amount not to exceed \$7,849,501.99 with (A) Abacus Corporation (Morrow, GA) in an amount not to exceed \$4,225,923.47, and (B) Dover Staffing, Inc. (Smyrna, GA) in an amount not to exceed \$3,623,578.52 to provide temporary staffing services for General Primary Election/Nonpartisan Election & Runoff Elections. Effective: upon approval through June 30, 2026.

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

In accordance with Fulton County Code Section 102-462, requests for approval of statewide contracts of more than \$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: To provide temporary staffing services for the temporary staffing services for the General Primary Election/Nonpartisan Election & Runoff Elections.

Scope of Work: The statewide contract will provide supplemental staffing services to prepare and conduct the above-mentioned scheduled elections. To successfully conduct a county-wide election, the Registration and Elections Department needs to hire approximately 653 to 665 workers. The County is not equipped to manage that workload of recruiting and hiring the mass amount. Thus, it is

essential to contract these services to a professional recruitment vendor, to meet the necessary volume of staff for each election. The Department of Registration and Elections recommends approval of statewide contract to provide temporary staffing services for the General Primary Election/Nonpartisan Election and Runoff Elections.

Cost & Staffing (Number of workers)

Staffing Agency	Number of staffing per election	May 19, 2026, election: General Primary Election/Nonpartisan Election	June 16, 2026, election: General Primary Election/Nonpartisan Runoff	Total
Abacus Corporation	423 / 423	\$3,023,921.52	\$1,202,001.95	\$4,225,923.47
Dover Staffing, Inc	242 / 230	\$2,481,718.96	\$1,141,859.56	\$3,623,578.52
Total		\$5,505,640.48	\$2,343,861.51	\$7,849,501.99
Number of Staffing		665	653	

Community Impact: It will have a negative effect on the community, if the voter registration and elections’ process is not handled efficiently due to shortage of staff for all areas needed to conduct a countywide election.

Department Recommendation: The Department of Registration and Elections recommends approval.

Project Implications: The approval of statewide contract to provide temporary staffing services will ensure the Department to follow state election laws.

Community Issues/Concerns: Early Voting and Election Day poll locations may not properly staff.

Department Issues/Concerns: Supplemental staff will assist with preparation and conduct of all elections. If the statewide contract is not approved, the Department may not be able to meet state mandated deadlines.

Contract Modification: New Procurement

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

Click or tap here to enter text.

Exhibits Attached:

Exhibit 1: Pricing Sheet

Exhibit 2: Abacus Statewide contract

Exhibit 2B: Dover Statewide Contract

Contact Information:

Nadine Williams, Director, Registration and Elections, 404-612-3130

Contract Attached

Yes

Previous Contracts

Yes

Total Contract Value

Original Approved Amount:

Previous Adjustments:

This Request: \$7,849,501.99

TOTAL: \$7,849,501.99

Grant Information Summary

Amount Requested:

Match Required:

Start Date:

End Date:

Match Account \$:

- Cash
- In-Kind
- Approval to Award
- Apply & Accept

Fiscal Impact / Funding Source

Funding Line 1:

100-265-2654-1160: Elections, Registration & Elections, Professional Services -\$5,505,640.48

Agenda Item No.: 26-0033

Meeting Date: 1/21/2026

(pending approval 2026 budget)

Funding Line 2:

100-265-2655-1160: Elections, Registration & Elections, Professional Services -\$2,343,861.51
(pending approval 2026 budget)

Key Contract Terms	
Start Date: Upon approval	End Date: 6/30/2026
Cost Adjustment:	Renewal/Extension Terms:

Overall Contractor Performance Rating: N/A

2026 Temp Agency Summary

BOC Agenda- Registration & Elections Department

Note> GA SWC temporary staffing contract is from 7/1/25 to 6/30/26 therefore this is the temporary staffing recommendation for the period 2/1/2026 to 6/30/2026.

Temp Agency	MAY Election	JUNE Election	TOTAL Costs
Abacus	\$ 3,023,922	\$ 1,202,002	\$ 4,225,923
Dover Staffing	\$ 2,481,719	\$ 1,141,860	\$ 3,623,579

Grand Total \$ 7,849,502

Note: Abacus Corporation was assigned all of the Advancing Voting temps and Dover Staffing was assigned all of the other temp staffing positions.

PRIMARY ELECTION - MAY 19, 2026 - UNIT 2654

1160 SALARIES - TEMPORARY	#	PAY RATE	Reg Bill Rate (p/hr)	OT Bill Rate (p/hr)	Reg Hours	OT Hours	Billed Amounts	Temp Work dates
ADVANCE VOTING								
VOTE Hrs: Mon- FRI 7am-7pm/ SAT 9am-5pm/ Sunday 12 pm-5 pm								
Adv Voting Executive Assistant	1	20.00	\$ 25.42	\$ 38.13	480	124	\$ 16,929.72	3/09- 5/30
Adv Voting Regional Election Coordinator 2- Lead	1	24.00	\$ 30.50	\$ 45.75	480	124	\$ 20,313.00	3/09- 5/30
Adv Voting Regional Election Coordinator 2	6	21.00	\$ 26.69	\$ 40.04	480	124	\$ 106,656.96	3/09- 5/30
Reconciliation	3	17.00	\$ 21.61	\$ 32.41	40	10	\$ 3,565.50	
Tabulation	39	23.00	\$ 29.23	\$ 43.85	6	0	\$ 6,839.82	
Advance Voting - Manager	37	23.00	\$ 29.23	\$ 43.85	152	124	\$ 365,573.32	
Advance Voting - Asst. Mgr	74	20.00	\$ 25.42	\$ 38.13	152	124	\$ 635,805.04	
Advance Voting - Clerk	225	17.00	\$ 21.61	\$ 32.41	144	124	\$ 1,604,403.00	
Advance Voting - Line Monitors	37	17.00	\$ 21.61	\$ 32.41	144	124	\$ 263,835.16	
TOTAL TEMP LABOR COSTS							\$ 3,023,921.52	

PRIMARY RUN-OFF ELECTION - JUN 16, 2026 - UNIT 2655

1160 SALARIES - TEMPORARY	#	PAY RATE	Reg Bill Rate (p/hr)	OT Bill Rate (p/hr)	Reg Hours	OT Hours	Billed Amounts	Temp Work dates
ADVANCE VOTING								
VOTE Hrs: Mon- FRI 7am-7pm/ SAT 9am-5pm/ Sunday 12 pm-5 pm								
Adv Voting Executive Assistant	1	20.00	\$ 25.42	\$ 38.13	176	47	\$ 6,266.03	6/1-6/30
Adv Voting Regional Election Coordinator 2- Lead	1	24.00	\$ 30.50	\$ 45.75	176	47	\$ 7,518.25	6/1-6/30
Adv Voting Regional Election Coordinator 2	6	21.00	\$ 26.69	\$ 40.04	176	47	\$ 39,475.92	6/1-6/30
Reconciliation	3	17.00	\$ 21.61	\$ 32.41	40	10	\$ 3,565.50	
Tabulation	39	23.00	\$ 29.23	\$ 43.85	6	0	\$ 6,839.82	
Advance Voting - Manager	37	23.00	\$ 29.23	\$ 43.85	72	47	\$ 154,123.87	
Advance Voting - Asst. Mgr	74	20.00	\$ 25.42	\$ 38.13	72	47	\$ 268,053.90	
Advance Voting - Clerk	225	17.00	\$ 21.61	\$ 32.41	56	47	\$ 615,021.75	

Advance Voting - Line Monitors	37	17.00	\$	21.61	\$	32.41	56	47	\$	101,136.91
TOTAL TEMP LABOR COSTS	423								\$	1,202,001.95
Grand Total 2026- Abacus									\$	4,225,923.47

PRIMARY ELECTION - MAY 19, 2026 - UNIT 2654

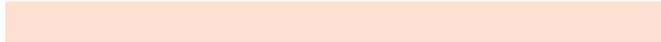
1160 SALARIES - TEMPORARY	#	PAY RATE	Reg Bill Rate (p/hr)	OT Bill Rate (p/hr)	Reg Hours
<u>Election Coordinators & Assistants</u>					
Regional Election Coordinator 1	2	18.50	\$ 23.31	\$ 34.97	440
Regional Election Coordinator 1- Lead	1	19.50	\$ 24.57	\$ 36.86	440
Regional Election Coordinator 2	9	21.00	\$ 26.46	\$ 39.69	440
Regional Election Coordinator 2- Lead	1	24.00	\$ 30.24	\$ 45.36	480
Executive Assistant	1	20.00	\$ 25.20	\$ 37.80	440
Reconciliation	4	17.00	\$ 21.42	\$ 32.13	40
<u>Elections Chief</u>					
Executive Assistant	1	20.00	\$ 25.20	\$ 37.80	480
<u>Training Team (ED & AV)</u>					
Instructors	10	30.60	\$ 38.56	\$ 57.84	100
Class Assistants	10	16.00	\$ 20.16	\$ 30.24	100
<u>VOTER EDUCATION / ADMIN</u>					
Administrative Coordinator	1	20.00	\$ 25.20	\$ 37.80	320
Executive Assistant	1	20.00	\$ 25.20	\$ 37.80	480
Voter Education Officers	5	21.00	\$ 26.46	\$ 39.69	480
<u>Community Engagement Mobile Outreach Vehicle</u>					
Drivers-CDL	3	26.00	\$ 36.92	\$ 55.38	192
<u>SUPPLIES & LOGISTICS</u>					
Executive Assistant	1	20.00	\$ 25.20	\$ 37.80	320
Courier - Fleet Coordinator	5	21.60	\$ 29.49	\$ 44.24	320
Couriers- Logistics	35	20.00	\$ 27.30	\$ 40.95	240
Couriers- Logistics	30	20.00	\$ 27.30	\$ 40.95	120
AB Drop Box / Supply Couriers	8	17.00	\$ 23.21	\$ 34.82	160
Tabulation	3	23.00	\$ 28.98	\$ 43.47	240
Reconciliation	12	17.00	\$ 21.42	\$ 32.13	80
<u>Information Technology</u>					
Systems Specialist	20	22.00	\$ 27.72	\$ 41.58	440
Technicians- AV & ED	38	22.00	\$ 27.72	\$ 41.58	160
<u>REGISTRATION</u>					
Front Office Specialists	4	18.00	\$ 22.68	\$ 34.02	480
Registration Clerks	8	18.00	\$ 22.68	\$ 34.02	440
Registration Clerks	4	18.00	\$ 22.68	\$ 34.02	240
Quality Control	4	18.00	\$ 22.68	\$ 34.02	440
Courier- Mail Room	2	19.00	\$ 25.94	\$ 38.91	440
<u>ABSENTEE</u>					
Absentee Specialists	15	19.00	\$ 23.94	\$ 35.91	440
Executive Assistant	1	20.00	\$ 25.20	\$ 37.80	440
Courier - Fleet Coordinator Mail Room	2	21.60	\$ 29.49	\$ 44.24	440
Courier- Mail Room	1	19.00	\$ 25.94	\$ 38.91	440
TOTAL TEMP LABOR COSTS	242				

PRIMARY RUN-OFF ELECTION - JUN 16, 2026 - UNIT 2655

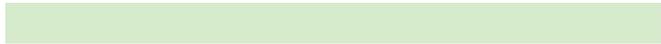
1160 SALARIES - TEMPORARY	#	PAY RATE	Reg Bill Rate (p/hr)	OT Bill Rate (p/hr)	Reg Hours
<u>Election Coordinators & Assistants</u>					
Regional Election Coordinator 1	2	18.50	\$ 23.31	\$ 34.97	176
Regional Election Coordinator 1- Lead	1	19.50	\$ 24.57	\$ 36.86	176
Regional Election Coordinator 2	9	21.00	\$ 26.46	\$ 39.69	176
Regional Election Coordinator 2- Lead	1	24.00	\$ 30.24	\$ 45.36	176
Executive Assistant	1	20.00	\$ 25.20	\$ 37.80	176
Reconciliation	4	17.00	\$ 21.42	\$ 32.13	40
<u>Elections Chief</u>					
Executive Assistant	1	20.00	\$ 25.20	\$ 37.80	176
<u>Training Team (ED & AV)</u>					
Instructors	4	30.60	\$ 38.56	\$ 57.84	40
Class Assistants	4	16.00	\$ 20.16	\$ 30.24	40
<u>VOTER EDUCATION / ADMIN</u>					
Administrative Coordinator	1	20.00	\$ 25.20	\$ 37.80	176
Executive Assistant	1	20.00	\$ 25.20	\$ 37.80	176
Voter Education Officers	5	21.00	\$ 26.46	\$ 39.69	176
<u>Community Engagement Mobile Outreach Vehicle</u>					
Drivers-CDL	3	26.00	\$ 36.92	\$ 55.38	64
<u>SUPPLIES & LOGISTICS</u>					
Executive Assistant	1	20.00	\$ 25.20	\$ 37.80	176
Courier - Fleet Coordinator	5	21.60	\$ 29.49	\$ 44.24	176
Couriers- Logistics	35	20.00	\$ 27.30	\$ 40.95	152
Couriers- Logistics	30	20.00	\$ 27.30	\$ 40.95	152
AB Drop Box / Supply Couriers	8	17.00	\$ 23.21	\$ 34.82	120
Tabulation	3	23.00	\$ 28.98	\$ 43.47	152
Reconciliation	12	17.00	\$ 21.42	\$ 32.13	80
<u>Information Technology</u>					
Systems Specialist	20	22.00	\$ 27.72	\$ 41.58	176
Technicians- AV & ED	38	22.00	\$ 27.72	\$ 41.58	56
<u>REGISTRATION</u>					
Front Office Specialists	4	18.00	\$ 22.68	\$ 34.02	120
Registration Clerks	12	18.00	\$ 22.68	\$ 34.02	120
Quality Control	4	18.00	\$ 22.68	\$ 34.02	120
Courier- Mail Room	2	19.00	\$ 25.94	\$ 38.91	120
<u>ABSENTEE</u>					
Absentee Specialists	15	19.00	\$ 23.94	\$ 35.91	176
Executive Assistant	1	20.00	\$ 25.20	\$ 37.80	176
Courier - Fleet Coordinator Mail Room	2	21.60	\$ 29.49	\$ 44.24	176
Courier- Mail Room	1	19.00	\$ 25.94	\$ 38.91	176
TOTAL TEMP LABOR COSTS	230				

Grand Total 2026- Dov

ie of Temporary Agency: DoverStaffing, Inc.



OT Hours	Billed Amounts	Temp Work dates
100 \$	27,506.80	3/16- 5/30
100 \$	14,496.80	3/16- 5/30
100 \$	140,502.60	3/16- 5/30
100 \$	19,051.20	3/09- 5/30
100 \$	14,868.00	3/16- 5/30
10 \$	4,712.40	
40 \$	13,608.00	03/09 - 5/30
20 \$	50,128.00	
20 \$	26,208.00	
40 \$	9,576.00	4/06-5/30
100 \$	15,876.00	3/09- 5/30
100 \$	83,349.00	3/09- 5/30
40 \$	27,911.52	
40 \$	9,576.00	4/06- 5/30
120 \$	73,728.00	4/06- 5/30
96 \$	366,912.00	4/20-5/30
60 \$	171,990.00	5/08-5/30
108 \$	59,793.28	4/24-5/22
40 \$	26,082.00	4/13-5/22
20 \$	28,274.40	5/18-5/30
180 \$	393,624.00	3/16- 5/30
124 \$	364,462.56	4/22-5/19
100 \$	57,153.60	3/09- 5/30
100 \$	107,049.60	3/16-5/30
80 \$	32,659.20	4/20-5/30
80 \$	50,803.20	3/16-5/30
80 \$	29,052.80	3/16-5/30
80 \$	201,096.00	3/16- 5/30
80 \$	14,112.00	3/16- 5/30
80 \$	33,029.60	3/16- 5/30
80 \$	14,526.40	3/16- 5/30
	\$ 2,481,718.96	



OT Hours	Billed Amounts	Temp Work dates
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40 \$	11,002.72	6/1-6/30
40 \$	5,798.72	6/1-6/30
40 \$	56,201.04	6/1-6/30
40 \$	7,136.64	6/1-6/30
40 \$	5,947.20	6/1-6/30
10 \$	4,712.40	
40 \$	5,947.20	6/1-6/30
0 \$	6,169.60	
0 \$	3,225.60	
20 \$	5,191.20	6/1-6/30
40 \$	5,947.20	6/1-6/30
40 \$	31,222.80	6/1-6/30
20 \$	10,411.44	
40 \$	5,947.20	6/1-6/30
50 \$	37,011.20	6/1-6/30
40 \$	202,566.00	6/1- 6/26
40 \$	173,628.00	6/1- 6/26
60 \$	38,995.20	6/1- 6/19
40 \$	18,431.28	6/1- 6/26
20 \$	28,274.40	6/15-6/26
80 \$	164,102.40	6/1-6/30
47 \$	133,250.04	6/1-6/16
30 \$	14,968.80	6/1-6/19
30 \$	44,906.40	6/1-6/19
20 \$	13,608.00	6/1-6/19
20 \$	7,782.00	6/1-6/19
24 \$	76,129.20	6/1-6/30
24 \$	5,342.40	6/1-6/30
24 \$	12,504.00	6/1-6/30
24 \$	5,499.28	6/1-6/30

\$ 1,141,859.56

er Staffing \$ 3,623,578.52

Supplier Information Sheet

Statewide Contract Number	99999-SPD0000136-0006	NIGP Code	96269 (Please see additional NIGP Codes referenced)
Name of Contract	Temporary Staffing Services		
Effective Date	July 01, 2017	Expiration Date	June 30, 2026
Contract Table of Contents			
Vendors Awarded	9	Contract Information	MANDATORY CONTRACT
Contract Information for Vendor		Page Number	
<u>Abacus Corporation</u>		<u>2-3</u>	
<u>Regional Map</u>		<u>4-5</u>	
<u>Contract Renewals/Extensions/changes</u>		<u>6</u>	
<u>Contact Information</u>		<u>7</u>	



Vendor Information Sheet

Contract Information	
Statewide Contract Number	99999-SPD0000136-0006
PeopleSoft Vendor Number	0000169020
Vendor Name & Address	
ABACUS CORPORATION – Corporate Headquarters 610 Gusryan Street Baltimore, MD 21224	
Contract Administrator	
Drew L. D'Avanzo dd@abacuscorporation.com Telephone: 410-252-2400 x 206 Fax: 410-633-1976 Mobile: 410-608-9654 http://www.abacuscorporation.com/	
Contact Details	
Ordering Information	Submitted via telephone and/or email using the preferred list below: Drew Davanzo – 410-608-9654 dd@abacuscorporation.com
Remitting Information	Abacus Corporation P.O. Box 37766 Baltimore, MD 21297-3766
Delivery Days	N/A
Discounts	N/A
Payment Terms	Net 30 Days

Vendor Information Sheet

Bid Offer includes	State and Local Government
Acceptable payment method	Vendor will accept Purchase Orders and the Purchasing Card under this contract as permitted by current policies governing the Purchasing Card program.

Authorized Providers of Medical Care Personnel:

The following suppliers are authorized under the Temporary Staffing Services contract (99999-001-SPD0000136) to provide medical care personnel:

- Abacus Corporation
- Ark Temporary Staffing, LLC
- Dover Staffing
- Focus People, LLC
- InGenesis, Inc.
- Nitelines USA
- Shaga Consulting & Recruiting

Ineligible Providers:

The following suppliers are not authorized under the Temporary Staffing Services contract (99999-001-SPD0000136) to provide medical care personnel:

- Corporate Temps
- New World Employment



Regional Map

Regional Map - SWC Temporary Staffing Services - Administrative, Professional, Light Industrial & Healthcare





Region 1: 25 Counties / 8,261 Square Miles - Bartow (459.5), Butts (184.4), Carroll (499.1), Catoosa (162.2), Chattooga (313.3), Coweta (440.9), Dade(174.0), Fannin (389.7), Floyd (509.9), Gilmer (426.5), Gordon (355.8), Haralson (282.2), Heard (296.0), Lamar (183.5), Meriwether (501.2), Murray (344.5), Paulding (312.2), Pickens (232.1), Pike (216.1), Polk (310.3), Spalding (196.5), Troup (414.0), Upson (323.4), Walker (446.4), Whitfield (290.5)

Region 2: 39 Counties / 14,005 Square Miles - Banks (232.1), Barrow (160.3), Burke (827.0), Clarke (119.2), Columbia (290.1), Dawson (210.8), Elbert (351.1), Forsyth (224.0), Franklin (261.5), Glascock (143.7), Greene (387.4), Habersham (276.7), Hall (392.8), Hancock (471.8), Hart (232.4), Jackson (339.7), Jasper (368.2), Jefferson (526.5), Jenkins (347.3), Lincoln (210.4), Lumpkin (282.9), Madison (282.3), McDuffie (257.5), Morgan (347.4), Newton (272.2), Oconee (184.3), Oglethorpe (439.0), Rabun (370.0), Richmond (324.3), Screven (645.1), Stephens (179.1), Taliaferro (194.6), Towns (166.6), Union (321.9), Walton (325.7), Warren (284.3), Washington (678), White (241.3), Wilkes (447)

Region 3: 10 Counties / 2,974 Square Miles - Cherokee (421.7), Clayton (141.6), Cobb (339.6), DeKalb (267.6), Douglas (200.1), Fayette (194.3), Fulton (526.6), Gwinnett (430.4), Henry (322.1), Rockdale (129.8)

Region 4: 41 Counties / 14,664 Square Miles - Baker (341.9), Baldwin (257.8), Bibb (249.8), Calhoun (280.4), Chattahoochee (248.7), Clay (195.4), Colquitt (544.2), Crawford (324.9), Crisp (272.6), Decatur (597.1), Dooly (391.9), Dougherty (328.7), Early (512.6), Grady (454.5), Harris (463.9), Houston (375.5), Jones (393.9), Lee (355.8), Macon (400.6), Marion (366.0), Miller (282.4), Mitchell (512.1), Monroe (395.7), Muscogee (216.4), Peach (150.3), Pulaski (249.0), Putnam (344.6), Quitman (151.2), Randolph (428.2), Schley (166.9), Seminole (235.2), Stewart (458.7), Sumter (482.7), Talbot (391.4), Taylor (376.7), Terrell (335.4), Thomas (544.6), Twiggs (358.4), Webster (209.1), Wilkinson (447.3), Worth (570.7)

Region 5: 44 Counties / 18,976 Square Miles – Appling (507.1), Atkinson (339.4), Bacon (258.6), Ben Hill (250.1), Berrien (451.9), Bleckley (215.9), Brantley (442.4), Brooks (493.1), Bryan (436.0), Bulloch (672.8), Camden (613.0), Candler (243.0), Charlton (773.6), Chatham (426.4), Clinch (800.2), Coffee (575.1), Cook (227.2), Dodge (495.9), Echols (414.9), Effingham (447.7), Emanuel (680.6), Evans (182.9), Glynn (419.8), Irwin (354.3), Jeff Davis (330.7), Johnson (303.0), Lanier (185.3), Laurens (807.3), Liberty (489.8), Long (400.3), Lowndes (496.1), McIntosh (424.3), Montgomery (239.5), Pierce (316.5), Tattnall (479.4), Telfair (437.3), Tift (258.9), Toombs (364.0), Treutlen (199.4), Turner (285.4), Ware (892.5), Wayne (641.8), Wheeler (295.5), Wilcox (377.7)



Changes/Renewals/Extensions

Initial Term

Initial term of contract is July 1, 2017 to June 30, 2019 with three (3) one (1) year renewal options.

Amendment 1, Renewal #1

Expires 6/30/20

Amendment 2, Renewal #2 July 1, 2020 - June 30, 2021

Amendment 3, Renewal #3 July 1, 2021 - June 30, 2022

Amendment 4, Extension #1 July 1, 2022 - June 30, 2023

Amendment 5, Extension #2 July 1, 2023 - June 30, 2024

Amendment 6, Extension#3 July 1, 2024 - June 30, 2025

Amendment 7, Extension#4 July 1, 2025 - June 30, 2026

UPDATE:

EFFECTIVE DATE: 7/1/2021

Where the State agency seeks to change the status of an administrative temporary staffing resource, acquired under this Statewide contract, from temporary to permanent status, the following method shall be used to determine any applicable conversion fees due to the Statewide Contract supplier:

CONVERSION FEE: If prior to completing 520 hours of a work assignment, the contractor will convert to a full-time role, using a fee equal to 160 hours of the rate of pay.

Step 1: The temporary resource meets the administrative temporary staffing conversion requirements

Step 2: Please contact the Statewide Contract Supplier Contract Manager to complete the resource conversion fee process



Affordable Care Act Fee:

Contractor acknowledges the State's intent to take advantage of the Safe Harbor provision relevant to third-party employment arrangements between Applicable Large Employers and temporary staffing firms in compliance with the Code, rules, regulations and other official guidance, under which an offer of coverage by the temporary staffing firm is deemed an offer of healthcare coverage by User Agencies. Contractor further acknowledges that the fees a User Agency pays to Contractor include an additional fee attributable to those individuals with MEC. This additional fee shall be \$ 2.00 per Contractor's Employee per month of MEC, as indicated in Contractor's cost proposal as ACA Safe Harbor Provision Fee", and shall be designated "ACA Compliance Charge" (or similar) on Contractor's invoice. The ACA Compliance Charge may appear as an aggregate total in the last weekly invoice of the month. Each of Contractor's last weekly invoices to a User Agency shall identify the number of Contractor's Employees who provided services to the User Agency during any portion of the month, and separately identify the number of Contractor's Employees with MEC, if different. The invoice shall not designate Contractor's Employees subject to the ACA Compliance Charge by name. Any last weekly invoice of the month that does not reflect an additional fee as an ACA Compliance Charge shall constitute a representation that either none of Contractor's Employees were eligible for MEC or none were enrolled in Contractor's MEC plan

Statewide Information Sheet

Statewide Contract Number	99999-SPD0000136-0007	NIGP Code	96269 (Please see additional NIGP Codes referenced)
Name of Contract	Temporary Staffing Services		
Effective Date	July 01, 2017	Expiration Date	June 30, 2026
Contract Table of Contents			
Vendors Awarded	9	Contract Information	MANDATORY CONTRACT
Contract Information for Vendor		Page Number	
<u>Dover Staffing, Inc.</u>		<u>2</u>	
<u>Price List/Regional Map</u>		<u>3-4</u>	
<u>Contract Renewals/Extensions/Changes</u>		<u>5</u>	
<u>Contact Information</u>		<u>6</u>	



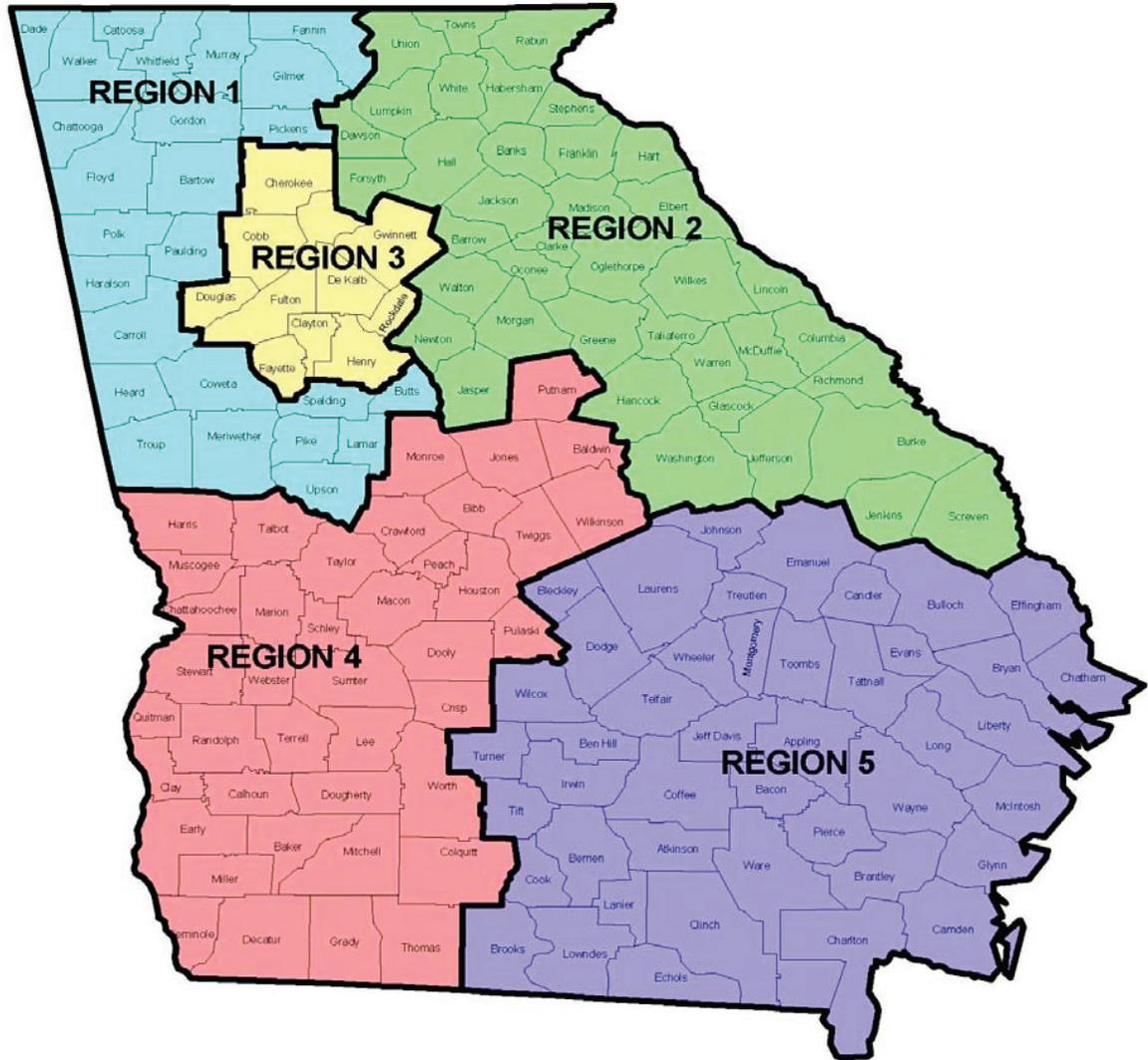
Vendor Information Sheet

Contract Information	
Statewide Contract Number	99999-SPD0000136-0007
PeopleSoft Vendor Number	0000143152
Vendor Name & Address	
Dover Staffing, Inc. 2451 Cumberland Pkwy SE - Suite 3418 Atlanta, Georgia 30339	
Contract Administrator	
Sanquinetta Dover (Primary Contact) sdover@doverstaffing.com Telephone: 404-259-9522 Fax: 770-434-3345 http://www.doverstaffing.com/	Secondary Contact Renzie Richardson rrichardson@doversolutions.com Telephone: 404-819-9549 Fax: 770-434-3345
Contact Details	
Ordering Information	Complete Client Job Order Form and Fax (770) 434-334 or email to sbrown@doverstaffing.com
Remitting Information	2451 Cumberland Parkway Suite 3418 Atlanta, GA 30339
Delivery Days	N/A
Discounts	N/A
Payment Terms	Net 30 Days
Bid Offer includes	State and Local Government
Acceptable payment method	Vendor will accept Purchase Orders and the Purchasing Card under this contract as permitted by current policies governing the Purchasing Card program.



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Amendment 5, Extension #2 - July 1, 2023 to June 30, 2024

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Agency pays to Contractor include an additional fee attributable to those individuals with MEC. This additional fee shall be \$ 2.00 per Contractor's Employee per month of MEC, as indicated in Contractor's cost proposal as ACA Safe Harbor Provision Fee", and shall be designated "ACA Compliance Charge" (or similar) on Contractor's invoice. The ACA Compliance Charge may appear as an aggregate total in the last weekly invoice of the month. Each of Contractor's last weekly invoices to a User Agency shall identify the number of Contractor's Employees who provided services to the User Agency during any portion of the month, and separately identify the number of Contractor's Employees with MEC, if different.

DOAS Contact Information:

Lorna Sippo
Contract Management Specialist
lorna.sippo@doas.ga.gov
404-656-5344

For Team Georgia Marketplace questions:

Procurement Help Desk
(404) 657-6000
procurementhelp@doas.ga.gov

*** See Team Georgia Marketplace (Click Open Summary) for current Contract Management Specialist contact information.**

**DEPARTMENT OF REGISTRATION & ELECTIONS
INTEROFFICE MEMORANDUM**



**FULTON
COUNTY**

TO: Felicia Strong-Whitaker, Purchasing
FROM: Nadine Williams, Director
DATE: January 8, 2026
SUBJECT: 26TEMP1548386C-MH –
Temporary Staffing Services – Clerical & Light SWC#
99999-001-SPD0000136

On December 9, 2025, the Department of Purchasing opened the subject statewide contract. There were four (4) bid responses. Abacus Corporation & Dover Staffing, Inc were the lowest responsible bidders.

Therefore, we recommend the awards to Abacus Corporation in an amount not to exceed \$4,225,923.47; and (B) Dover Staffing, Inc. (Smyrna, GA) in an amount not to exceed \$3,623,578.52. The total amount not to exceed \$7,849,502.00.

Funding is available in following accounts:

100-265-2654-1160: \$5,505,640.49

100-265-2655-1160: \$2,343,861.51

cc: Janice Dickenson, Administration Manager, Registration & Elections
Janell Barganier, Financial Systems Manager, Registration & Elections
Mark Hawks, Chief Assistant Purchasing Agent, Purchasing



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0034

Meeting Date: 1/21/2026

Department

Real Estate and Asset Management

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

Request approval of the lowest responsible bidders - Real Estate & Asset Management, 25ITB140704C-GS, Moving Services, in the total amount not to exceed \$350,000.00 with (A) Beltmann Relocation Group (Stone Mountain, GA) in an amount not to exceed \$130,000.00; (B) ALS Van Line Services, Inc. (Atlanta, GA) in an amount not to exceed \$130,000.00; and (C) APMC Moving & Delivery, Inc. (Tucker, GA) in an amount not to exceed \$90,000.00, to provide moving services on an "as-needed" basis Countywide. Effective January 1, 2026, 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 102-373, all competitive sealed bids of more than \$100,000.00 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, tools, equipment, transportation, and appurtenances necessary to provide moving services on an "as-needed" basis for Fulton County.

Scope of Work: The scope of work also includes, but not limited to:

1. Provide moving cost and timeline estimate for each moving project upon request.
2. Packing, loading, and unloading of shelving, file cabinets, boxes, and related office equipment when required.
3. Cleaning up after each phase of the move, as directly related to packing/ unpacking.

To ensure these contractors have ample opportunity to provide services, we will alternate between the three moving companies, and this will allow the County maximum flexibility in having an alternate source to handle multiple large scales moves.

Community Impact: None that the Department is aware of.

Department Recommendation: The Department of Real Estate and Asset Management recommends approval.

The Basis of Award:

The recommendation for the awards was based on the bidders' prices for various size trucks with payloads ranging from 5,000 lbs. or less up to 30,000 lbs. and greater; to include separate costs associated with hourly/daily rates for trucks, drivers and helpers and calculated by adding all four columns (line items #1 - #7) for a total cost (line item 8) to determine the lowest the lowest responsible bidder (Base Bid Amount) complying with the provisions of this ITB.

Recommendation:

The County received and evaluated ten (10) bid responses to the solicitation. Beltmann Relocation Group submitted the overall lowest base bid amount of \$3,234.00; the 2nd lowest bidder ALS Van Lines Services, Inc. submitted a base bid amount of \$3,332.00; APMC Moving & Delivery, Inc. submitted the 3rd lowest base bid amount of \$3,377.00, see Exhibit 1, Bid Tabulation Sheet attached.

DREAM recommends award to Beltmann Relocation Group, ALS Van Line Services, Inc. and APMC Moving & Delivery as the 1st, 2nd & 3rd lowest responsible and responsive bidders respectively. This provides the greatest degree of flexibility with multiple moving sources to support Fulton County agencies and/or initiatives.

The requested total spending authority in the amount of \$350,000.00 for FY2026, is an increase of \$85,000.00 over FY2025. The reasons for the increase in total spending authority are as follow:

1. DREAM is requesting \$250,000.00 of spending authority to support several large-scale office moves such as that associated with the Government Center renovation and the Public Safety Training Center construction renovation project with anticipated completion in Q4 FY2026.
2. Additionally, the Registration & Election has requested the use of \$100,000.00 of contract spending authority to support the 2026 Election Primaries and other field operations for FY2026.

Project Implications: This service is critical for large move associated with relocation of County agencies due to building renovation or lease office space.

Community Issues/Concerns: None that the County is aware of.

Department Issues/Concerns: If these contracts are not approved, the DREAM will not be able to facilitate large office moves.

Contract Modification: This is a new procurement.

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

Total Contract Value: \$350,000.00

(A)

Contract Value: \$130,000.00

Prime Vendor: Beltman Relocation Group

Prime Status: Non-Minority

Location: Stone Mountain, GA

County: Dekalb County

Prime Value: \$130,000.00 or 100.00%

Total Contract Value: \$130,000.00 or 100.00%

Total Certified Value: \$0.00 or 0.00%

(B)

Contract Value: \$130,000.00

Prime Vendor: ALS Van Line Services, Inc.

Prime Status: Non-Minority

Location: Atlanta, GA

County: Fulton County

Prime Value: \$130,000.00 or 100.00%

Total Contract Value: \$130,000.00 or 100.00%

Total Certified Value: \$0.00 or 0.00%

(C)

Contract Value: \$90,000.00

Prime Vendor: APMC Moving & Delivery Services

Prime Status: Non-Minority

Location: Tucker, GA

County: DeKalb County

Prime Value: \$90,000.00 or 100.00%

Total Contract Value: \$90,000.00 or 100.00%

Total Certified Value: \$0.00 or 0.00%

Grand Contract Value: \$350,000.00 or 100.00%

Grand Certified Value: \$0.00 or 0.00%

Exhibits Attached

Exhibit 1: Bid Tabulation Sheet

Exhibit 2: Performance Evaluations

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: \$350,000.00
 TOTAL: \$350,000.00

Fiscal Impact / Funding Source

Funding Line 1:

100-520-5220-1160: General, Real Estate and Asset Management, Professional Services- \$250,000.00
 "Subject to availability of funding adopted for FY 2026 by BOC, and the contingent approval of other user departments"

Funding Line 2:

100-265-2653-1160: General, Registration & Elections, Professional Services- \$25,000.00 "Subject to availability of funding adopted for FY 2026 by BOC"

Funding Line 3:

100-265-2654-1160: General, Registration & Elections, Professional Services- \$25,000.00 "Subject to availability of funding adopted for FY 2026 by BOC"

Funding Line 4:

100-265-2655-1160: General, Registration & Elections, Professional Services- \$25,000.00 "Subject to availability of funding adopted for FY 2026 by BOC"

Funding Line 5:

100-265-2658-1160: General, Registration & Elections, Professional Services- \$25,000.00 "Subject to availability of funding adopted for FY 2026 by BOC"

Key Contract Terms	
Start Date: 1/1/2026	End Date: 12/31/2026
Cost Adjustment: N/A	Renewal/Extension Terms: TV renewal options

Overall Contractor Performance Rating:

Beltmann Relocation Group 85
 ALS Van Line Services, Inc. 85

Agenda Item No.: 26-0034

Meeting Date: 1/21/2026

APMC Moving & Delivery

New Vendor - CPR Memo

Would you select/recommend this vendor again?

Yes

Report Period Start:
7/1/2025

Report Period End:
9/30/2025

Table 1	
Year	Value
2010	100
2011	105
2012	110
2013	115
2014	120
2015	125
2016	130
2017	135
2018	140
2019	145
2020	150
2021	155
2022	160
2023	165
2024	170
2025	175
2026	180
2027	185
2028	190
2029	195
2030	200

10

Performance Evaluation Details

ID	E11
Project	Moving Services
Project Number	22ITB134934C-MH
Supplier	BELTMANN RELOCATION GROUP
Supplier Project Contact	CHARLIE SHOCKLEY (preferred language: English)
Performance Program	Professional Services
Evaluation Period	07/01/2025 to 09/30/2025
Effective Date	12/11/2025
Evaluation Type	Formal
Interview Date	Not Specified
Expectations Meeting Date	Not Specified
Status	Completed
Publication Date	12/11/2025 10:20 AM EST
Completion Date	12/11/2025 10:20 AM EST
Evaluation Score	85

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

17/20

Rating

Excellent: Project Management that exceeds in some areas. Understanding of project objectives, risks and Contract requirements was above average and required little direction from the User Department.

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

Performance Evaluation Details

ID	E9
Project	Moving Services
Project Number	22ITB134934C-MH
Supplier	ALS Van Line Services
Supplier Project Contact	Jack Walsh (preferred language: English)
Performance Program	Professional Services
Evaluation Period	07/01/2025 to 09/30/2025
Effective Date	12/15/2025
Evaluation Type	Formal
Interview Date	Not Specified
Expectations Meeting Date	Not Specified
Status	Completed
Publication Date	12/15/2025 01:58 PM EST
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Comments

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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: December 11, 2025

SUBJECT: Contractor's Performance Report – APMC Moving & Delivery – ITB # 25ITB140704C-GS Moving Services -FY2026

The Contractor listed below to our knowledge has never provided any professional goods or services to Fulton County's Department of Real Estate and Asset Management:

PROJECT: Moving Services

PROJECT NO.: 25ITB140704C-GS

CONTRACTOR: APMC Moving & Delivery
2340 Chamblee Tucker Road
Atlanta, GA 30341

POC: Brett Kennedy, President

PHONE: (404) 228-7404

EMAIL: Info@thefurnituretaxi.com

If you have any questions, please contact Khandi Flowers (404) 612-7944.

JD/TD/JA/kf

C: Tim Dimond, DREAM Deputy Director
John W. Adams, DREAM Administrator
Harry Jordan, Contract Administrator, DREAM
Khandi Flowers, Contract Administrator, Purchasing/DREAM



INTEROFFICE MEMORANDUM

TO: Felicia Strong-Whitaker, Chief Purchasing Officer,
Purchasing and Contract Compliance

FROM: Joseph Davis, Director, DREAM *JD*

DATE: December 18, 2025

SUBJECT: Recommendation Award – ITB #25ITB140704C-GS,
Moving Services-FY2026

Recommendation: We are recommending approval of the lowest responsible bidders for, ITB #25ITB140704C-GS, Moving Services in the total amount not to exceed \$350,000.00 with (A) Beltmann Relocation Group (Stone Mountain, GA) in the amount not to exceed \$130,000.00, (B) ALS Van Line Services, Inc. (Atlanta, GA) in the amount not to exceed \$130,000.00, and (C) APMC Moving & Delivery, Inc. (Tucker, GA) in the amount not to exceed \$90,000.00, to provide moving services on an “as-needed” basis for the Fulton County. Effective dates: January 1, 2026, through December 31, 2026, with two renewal options.

DISCUSSION: The recommendation for the awards was based on the bidders’ prices for various size trucks with payloads ranging from 5,000 lbs. or less up to 30,000 lbs. and greater; to include separate costs associated with hourly/daily rates for trucks, drivers and helpers and calculated by adding all four columns (line items #1 - #7) for a total cost (line item 8) to determine the lowest the lowest responsible bidder (Base Bid Amount) complying with the provisions of this ITB.

Recommendation:

The County received and evaluated ten (10) bid responses to the solicitation. Beltmann Relocation Group submitted the overall lowest base bid amount of \$3,234.00; the 2nd lowest bidder ALS Van Lines Services, Inc. submitted a base bid amount of \$3,332.00; APMC Moving & Delivery, Inc. submitted the 3rd lowest base bid amount of \$3,377.00; Bulldog Movers, Inc. submitted the 4th lowest base bid amount of \$3,465.00; Ultimate Logistics and Relocations the 5th lowest base bid amount of \$3,543.00; Suddath Relocation submitted the 6th lowest base bid amount of \$3,836.00; To the Point Transportation submitted the 7th lowest base bid amount of \$5,056.00; Tuxedo Logistic, LLC dba Allied Commercial submitted the 8th lowest base bid amount of \$5,166.00; E-Logic submitted the 9th lowest base bid amount of \$6,525.00 and Mission First Partners submitted the 10th lowest base bid amount of \$11,046.00.

Therefore, after careful review, we recommend for awards, Beltmann Relocation Group, ALS Van Line Services, Inc. and APMC Moving & Delivery as the 1st, 2nd & 3rd lowest responsible and responsive bidders, to provide moving services on an “as-needed” basis for Fulton County for FY2026. This will allow the Fulton County with maximum flexibility in having multiple

moving sources to support our Fulton County agencies with efficient services on a when needed basis.

Recommended Bidder	Base Bid Amount	Award Authority
Beltmann Relocation Group	\$3,234.00	\$130,000.00
ALS Van Lines Services, Inc.	\$3,332.00	\$130,000.00
APMC Moving & Delivery	\$3,377.00	\$90,000.00

Beltmann Relocation Group and ALS Van Line Services, Inc. have a current contract with Fulton County and have performed very good as a Moving Contractor for Fulton County as stated in their performance report.

The requested total spending authority in the amount of \$350,000.00 for FY2026, is an increase of \$85,000.00 over FY2025. DREAM is requesting \$250,000.00 of spending authority to support several large-scale moves: (1) the office renovations resulting from the space utilization study currently underway, and (2) the Public Safety Training Center construction/renovation project anticipated completion around mid-late FY2026. Additionally, the Registration & Election has requested the use of \$100,000.00 of contract spending authority to support the 2026 Election Primaries and other field operations for FY2026.

If you require additional information, contact Khandi Flowers at (404) 612-7944.

- Cc. Tim Dimond, Deputy Director, DREAM
- John W. Adams, Administrator, DREAM
- James Morehead, Building Services Manager, DREAM
- Mark Hawks, CAPA, Team C, Purchasing & Contract Compliance
- Gertis Strozier, APA, Team C, Purchasing & Contract Compliance
- Harry Jordan, Contract Administrator, DREAM
- Khandi Flowers, Contract Administrator, Purchasing & Contract Compliance



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0035

Meeting Date: 1/21/2026

Department

Real Estate and Asset Management

Requested Action

Request approval to renew an existing contract - Department of Real Estate and Asset Management, 21RFP127274K-BKJ, Comprehensive Operation and Preventive and Predictive Maintenance Services for the Fulton County Jail, in an amount not to exceed \$5,493,834.00 with Johnson Controls, Inc. (Atlanta, GA), to provide comprehensive operation, preventive and corrective maintenance services for the Fulton County Jail. This action exercises the fourth of four renewal options. No renewal options remain. Effective Dates: January 1, 2026, through December 31, 2026.

Requirement for Board Action

In accordance with Purchasing Code Section 102-394(6), the Purchasing Department shall present all renewal requests to the Board of Commissioners at least 90 days prior to the contract renewal date or 60 days if the contract term is six (6) months or less.

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 This renewal contract is being requested for the fourth of four (4) renewal options effective: January 1, 2026, through December 31, 2026.

The renewal will ensure project continuity for the final completion of the Jail Blitz project and to allow time for the County to navigate the completion of a new solicitation/award process for the execution of a new jail maintenance contract to begin in January 2027.

Scope of Work: This contract provides preventive/scheduled and corrective/unscheduled maintenance services for the Fulton County Jail Complex.

Specific maintenance services include, but are not limited to:

Facility management; building envelope and structure; site utilities and distribution systems; central utility plant; hot and chilled water systems; natural and LP gas distribution and combustion systems; plumbing, sewer and water control systems; electrical systems and lighting; low voltage systems; heating ventilation and air conditioning (HVAC); uninterruptible power supplies (UPS); emergency generator; security and alarm systems; fire alarm, fire sprinkler, and fire suppression; water towers; and kitchen food service equipment including exhaust hoods, and laundry equipment.

Community Impact: This effort is necessary to prevent legal actions, unwarranted publicity resulting from the County not being in position to ensure continuous preventive/corrective maintenance services.

Department Recommendation: The Department of Real Estate and Asset Management recommends approval

Project Implications: The intent of this contract is to ensure the provision of functional jail facilities suitable for the safe and effective housing of inmates along with occupancy by staff and visitors. Additionally, it is the intent of this contract to extend the useful life of the existing jail facility assets.

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

Department Issues/Concerns: If this renewal contract is not approved, the County does not have the internal resources to provide maintenance services to the Fulton County Jail.

Contract Modification

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	21-0406	6/2/21	\$2,175,459.00
1st Renewal	21-0951	12/1/21	\$5,192,445.00
Amendment No. 1	22-0987	12/21/22	\$244,401.00
2 nd Renewal	22-0977	12/21/22	\$5,531,120.00
Increase Spending Authority No. 1	23-0631	9/20/23	\$1,230,530.00
60-Day Extension	102-364	1/1/24	\$860,000.00
3 rd Renewal	24-0091	2/6/24	\$5,383,820.00
Increase Spending Authority No. 2	24-0898	12/18/24	\$2,156,400.00
30-Day Extension	102-364	1/1/25	\$684,717.24
Extension No. 3	25-0104	2/5/25	\$2,815,000.00
Emergency Change Order No. 1	102-420(g)(2)	5/1/25	\$1,436,867.78
Emergency Change Order No. 2	102-420(g)(2)	8/8/25	\$2,278,095.86

Extension No. 4	25-0614	8/20/25	\$3,558,014.10
Increase Spending Authority No. 3	25-0968	12/17/25	\$1,020,923.21
30-Day Extension	102-364	1/1/2026	\$804,206.00
4th Renewal			\$5,493,843.00
Total Revised Amount			\$40,865,842.19

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

Contract Value: \$5,493,834.00

Prime Vendor: Johnson Controls, Inc.
Prime Status: Non-Minority
Location: Alpharetta, GA
County: Fulton County
Prime Value: \$1,136,674.25 or 20.69%

Subcontractor: 1electric
Subcontractor Status: African American Male Business Enterprise
Location: Atlanta, GA
County: Fulton County
Contract Value: \$3,296.30 or 0.06%

Subcontractor: F. M. Shelton
Subcontractor Status: African American Female Business Enterprise
Location: Atlanta, GA
County: Fulton County
Contract Value: \$23,623.49 or 0.43%

Subcontractor: BB&D Services
Subcontractor Status: Asian Male Business Enterprise
Location: Lithia Springs, GA
County: Douglas County
Contract Value: \$455,438.84 or 8.29%

Subcontractor: B&W Mechanical
Subcontractor Status: Non-Minority
Location: Lawrenceville, GA
County: Gwinnett County
Contract Value: \$63,179.09 or 1.15%

Subcontractor: Buffington Burns Electric, Inc
Subcontractor Status: Non-Minority
Location: Conyers, GA
County: Rockdale County
Contract Value: \$42,851.91 or 0.78%

Subcontractor: Capital Materials
Subcontractor Status: Non-Minority
Location: Marietta, GA
County: Cobb County
Contract Value: \$12,086.43 or 0.22%

Subcontractor: Complete Contracting Partners, LLC
Subcontractor Status: African American Male Business Enterprise
Location: Powder Spring, GA
County: Cobb County
Contract Value: \$309,852.24 or 5.64%

Subcontractor: Electronic Maintenance Associates, Inc
Subcontractor Status: Non-Minority
Location: Norcross, GA
County: Gwinnett County
Contract Value: \$17,030.89 or 0.31%

Subcontractor: Ferguson
Subcontractor Status: Non-Minority
Location: Atlanta, GA
County: DeKalb County
Contract Value: \$5,383.82 or 0.10%

Subcontractor: Ferrell Gas
Subcontractor Status: Non-Minority
Location: Conley, GA
County: Clayton County
Contract Value: \$21,975.34 or 0.40%

Subcontractor: Hawk Construction
Subcontractor Status: African American Male Business Enterprise
Location: Ellenwood, GA
County: DeKalb County
Contract Value: \$1,542,119.20 or 28.07%

Subcontractor: Grainger
Subcontractor Status: Non-Minority
Location: Atlanta, GA
County: Fulton County
Contract Value: \$655,963.78 or 11.94%

Subcontractor: Heaton Erecting
Subcontractor Status: Non-Minority
Location: Forest Park, GA
County: Clayton County

Contract Value: \$2,197.53 or 0.04%

Subcontractor: Home Depot
Subcontractor Status: Non-Minority
Location: Atlanta, GA
County: Fulton County
Contract Value: \$2,197.53 or 0.04%

Subcontractor: IDN Armstrong
Subcontractor Status: Non-Minority
Location: Atlanta, GA
County: DeKalb County
Contract Value: \$4,944.45 or 0.09%

Subcontractor: ITR of Georgia
Subcontractor Status: Non-Minority
Location: Tucker, GA
County: DeKalb County
Contract Value: \$9,339.52 or 0.17%

Subcontractor: JWC Environmental
Subcontractor Status: Non-Minority
Location: Santa Ana, CA
County: Orange County
Contract Value: \$12,635.82 or 0.23%

Subcontractor: L&H Sheet Metal Company
Subcontractor Status: Non-Minority
Location: Jonesboro, GA
County: Clayton County
Contract Value: \$14,833.35 or 0.27%

Subcontractor: LABS
Subcontractor Status: Non-Minority
Location: Lawrenceville, GA
County: Gwinnett County
Contract Value: \$19,777.80 or 0.36%

Subcontractor: LP Gas Industrial Equipment Company
Subcontractor Status: Non-Minority
Location: Macon, GA
County: Bibb County
Contract Value: \$39,555.60 or 0.72%

Subcontractor: Otis Elevator
Subcontractor Status: Non-Minority

Location: Birmingham, AL
County: Jefferson County
Contract Value: \$383,469.61 or 6.98%

Subcontractor: Prime Coat Coating Systems
Subcontractor Status: Non-Minority
Location: Waukegan, IL
County: Lake County
Contract Value: \$181,296.52 or 3.30%

Subcontractor: Pro Air Care, LLC
Subcontractor Status: Hispanic Male Business Enterprise
Location: Buford, GA
County: Gwinnett County
Contract Value: \$4,944.45 or 0.09%

Subcontractor: Mayer Electric
Subcontractor Status: Non-Minority
Location: Covington, GA
County: Newton County
Contract Value: \$549.38 or 0.01%

Subcontractor: McMaster Carr
Subcontractor Status: Non-Minority
Location: Douglasville, GA
County: Douglas County
Contract Value: \$8,240.75 or 0.15%

Subcontractor: RS Group
Subcontractor Status: Non-Minority
Location: Norcross, GA
County: Gwinnett County
Contract Value: \$2,197.53 or 0.04%

Subcontractor: Roof Management
Subcontractor Status: White Female Business Enterprise
Location: Norcross, GA
County: Gwinnett County
Contract Value: \$3,296.30 or 0.06%

Subcontractor: Service Lighting
Subcontractor Status: Non-Minority
Location: Maple Grove, MN
County: Hennepin County
Contract Value: \$4,395.07 or 0.08%

Subcontractor:	Southern Automatic Machinery
Subcontractor Status:	Non-Minority
Location:	Fayetteville, GA
County:	Fayette County
Contract Value:	\$3,296.30 or 0.06%
Subcontractor:	Spot Coolers
Subcontractor Status:	Non-Minority
Location:	Norcross, GA
County:	Gwinnett County
Contract Value:	\$7,141.98 or 0.13%
Subcontractor:	Stovall Trucking & Construction LLC
Subcontractor Status:	African American Female Business Enterprise
Location:	Eatonton, GA
County:	Putnam County
Contract Value:	\$329,080.66 or 5.99%
Subcontractor:	Total Maintenance Solutions
Subcontractor Status:	Non-Minority
Location:	Roswell, GA
County:	Fulton County
Contract Value:	\$108,228.53 or 1.97%
Subcontractor:	Thermal Resource Solutions
Subcontractor Status:	Non-Minority
Location:	Taylor, SC
County:	Greenville County
Contract Value:	\$52,191.42 or 0.95%
Subcontractor:	Trane Supply
Subcontractor Status:	Non-Minority
Location:	Marietta, GA
County:	Cobb County
Contract Value:	\$8,240.75 or 0.15%
Subcontractor:	Western Detention
Subcontractor Status:	Non-Minority
Location:	Deer Park, WA
County:	Spokane County
Contract Value:	\$2,197.53 or 0.04%
Total Contract Value:	\$5,493,834.00 or 100.00%
Total Certified Value:	\$2,361,799.24 or 42.99%

Exhibits Attached

- Exhibit 1: Contract Renewal Agreement
- Exhibit 2: Performance Evaluation
- Exhibit 3: Contract Renewal Evaluation Form

Contact Information *(Type Name, Title, Agency and Phone)*

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:	\$2,175,459.00
Previous Adjustments:	\$33,196,549.19
This Request:	\$5,493,834.00
TOTAL:	\$40,865,832.19

Fiscal Impact / Funding Source

Funding Line 1:

100-520-5224-1116: General, Department of Real Estate and Asset, Building Maintenance - \$5,493,834.00 "Subject to availability of enhanced jail maintenance funding adopted for FY2026 by BOC"

Key Contract Terms	
Start Date: 1/1/2026	End Date: 12/31/2026
Cost Adjustment:	Renewal/Extension Terms: No renewal options remain

Overall Contractor Performance Rating: 76

Would you select/recommend this vendor again?

Yes

Agenda Item No.: 26-0035

Meeting Date: 1/21/2026

Report Period Start:
5/30/2025

Report Period End:
8/29/2025



DEPARTMENT OF PURCHASING & CONTRACT COMPLIANCE

CONTRACT RENEWAL AGREEMENT

DEPARTMENT: Real Estate and Asset Management

BID/RFP# NUMBER: 21RFP127274K-BKJ

BID/RFP# TITLE: Comprehensive Operation and Preventive and Predictive Maintenance Services for the Fulton County Jail

ORIGINAL APPROVAL DATE: June 2, 2021

RENEWAL EFFECTIVE DATES: January 1, 2026 through December 31, 2026

RENEWAL OPTION #: 4 OF 4

NUMBER OF RENEWAL OPTIONS: 4

RENEWAL AMOUNT: \$5,493,834.00

COMPANY'S NAME: Johnson Control, Inc.

ADDRESS: 1350 Northmeadow Parkway

CITY: Roswell

STATE: Georgia

ZIP: 30076

This Renewal Agreement No. 4 was approved by the Fulton County Board of Commissioners on BOC DATE: _____ BOC NUMBER: _____

CERTIFICATE OF INSURANCE: The Contractor/Vendor is required to maintain insurance during the entire term of this Agreement, including any contract renewals. Upon request, the Contractor/Vendor must furnish the County a Certificate of Insurance showing the required coverage as specified in the Contract Agreement and any renewals. A current COI must be provided before the commencement of work on this project under this Contract Renewal. The cancellation of any policy of insurance required by this Agreement shall meet the requirements of notice under the laws of the State of Georgia as presently set forth in the Georgia Code.

SIGNATURES: SEE NEXT PAGE

SIGNATURES:

Contractor/Vendor agrees to accept the renewal option and abide by the terms and conditions set forth in the contract and specifications as referenced herein:

FULTON COUNTY, GEORGIA

JOHNSON CONTROLS, INC

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

**Anthony Outland,
Metro General Manager**

ATTEST:

**Tonya R. Grier
Clerk to the Commission**

(Affix County Seal)

AUTHORIZATION OF RENEWAL:

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

ITEM#: _____ RM: _____ REGULAR MEETING	ITEM#: _____ 2nd RM: _____ SECOND REGULAR MEETING
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CERTIFICATE OF INSURANCE

Performance Evaluation Details

ID	E6
Project	Comprehensive Operation and Preventive and Predictive Maintenance Services for t
Project Number	21RFP127274K-BKJ
Supplier	Johnson Controls
Supplier Project Contact	Scott Mcvay (preferred language: English)
Performance Program	Professional Services
Evaluation Period	05/30/2025 to 08/29/2025
Effective Date	11/10/2025
Evaluation Type	Formal
Interview Date	09/08/2025
Expectations Meeting Date	Not Specified
Status	Completed
Publication Date	11/10/2025 09:52 AM EST
Completion Date	11/10/2025 09:52 AM EST
Evaluation Score	76

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

14/20

Rating
Satisfactory: Project Management. Acceptable understanding of project objectives, risks and Contract requirements with some direction required from the User Department.

Comments
JCI's overall management of the jail maintenance operation has been satisfactory during the review period. Improvement can be made in managing the jail blitz activities as there have been some delays that could have been potentially avoided with more proactive project management.

SCHEDULE

14/20

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

Comments
Services are generally delivered on schedule. Improvement can be made in addressing open work orders.

QUALITY OF DESIGN, REPORTS AND DELIVERABLES

14/20

Rating
Satisfactory: Deliverables meet requirements and have an average number of issues on reports and deliverables.

Comments
Overall quality of deliverables was acceptable during the review period.

COMMUNICATIONS AND CO-OPERATION

17/20

Rating
Excellent: Co-operative and timely response to the User Department concerns.

Comments
JCI continued to communicate very well with the user department and addressed concerns in a timely manner.

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
JCI continues to be proactive with contract compliance requirements.

GENERAL COMMENTS

Comments *Not Specified*

Contract Renewal Evaluation Form

Date:	January 12, 2026
Department:	Real Estate and Asset Management
Contract Number:	21RFP127274K-BKJ
Contract Title:	Comprehensive Operation and Preventive and Predictive Maintenance Services for the Fulton County Jail

Instructions:

It is extremely important that every contract be rigidly scrutinized to determine if the contract provides the County with value. Each renewal shall be reviewed, and answers provided to determine whether services should be maintained, services/scope reduced, services brought in-house or if the contract should be terminated. Please submit a completed copy of this form with all renewal requests.

1. Describe what efforts were made to reduce the scope and cost of this contract.

The jail is an intensive maintenance environment. Previous experience has proven that the criticality of jail systems to the overall constitutional mandate of the Sheriff, combined with the complexity of its various systems, requires a robust scope of work that ensures the continuity of jail operations. Therefore, the scope of work has not been reduced. This contract furnishes all materials, labor, tools, equipment, and appurtenances necessary to provide comprehensive operation, preventive and corrective maintenance services for the Fulton County Jail.

2. Describe the analysis you made to determine if the current prices for this good or service is reflective of the current market. Check all applicable statements and provide documentation:

Internet search of pricing for same product or service:

	Date of search:	Click here to enter a date.
	Price found:	Click here to enter text.
	Different features / Conditions:	Click here to enter text.
	Percent difference between internet price and renewal price:	Click here to enter text.

Explanation / Notes:

The existing prices for jail services reflect the current market rates as of today. This procurement was conducted in accordance with all applicable provisions of the Fulton County Purchasing Code Selection 102-375, all competitive sealed proposals.

Market Survey of other jurisdictions:

Date contacted:	Click here to enter a date.
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Jurisdiction Name / Contact name:	Click here to enter text.
Date of last purchase:	Click here to enter a date.
Price paid:	Click here to enter text.
Inflation rate:	Click here to enter text.
Adjusted price:	Click here to enter text.
Percent difference between past purchase price and renewal price:	Click here to enter text.
Are they aware of any new vendors?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are they aware of a reduction in pricing in this industry?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
How does pricing compare to Fulton County's award contract?	Click here to enter text.

Explanation / Notes:

There are four municipal jails in the metropolitan Atlanta area that are comparable in size, bed space, and inmate population to the Fulton County Jail. The County's jail maintenance contract was rebid in FY2021 as a fixed labor contract with only materials used in the completion of corrective maintenance being billable to the County over and above the base rate for labor. This is the operating model in use at the comparable facilities in metro Atlanta. This has resulted in significant savings evidenced by the total maintenance cost for the main.

Other (Describe in detail the analysis conducted and the outcome):

Click here to enter text.

3. What was the actual expenditure (from the AMS system) spent for this contract for previous fiscal year?

FY2025: The County spent \$9,515,522.23

FY2024: The County spent \$5,383,820.00

FY2023: The County spent \$6,094,232.00

FY2022: The County spent \$4,781,952.18

FY2021: The County spent \$4,447,961.62 for Fulton County Jail and Jail South Annex

FY2020: The County spent \$5,020,000 for the Fulton County Jail Complex, and \$713,226.78 for the South Fulton Regional Jail.

4. Does the renewal option include an adjustment for inflation? Yes No
(Information can be obtained from CPI index)

Was it part of the initial contract? Yes No

Date of last purchase:	Click here to enter a date.
Price paid:	Click here to enter text.

Inflation rate:

[Click here to enter text.](#)

Adjusted price:

[Click here to enter text.](#)

Percent difference between past purchase price and renewal price:

[Click here to enter text.](#)

Explanation / Notes:

Reviewing quotes received from vendors for this service in the Atlanta Metro Area.

5. **Is this a seasonal item or service?** Yes No

6. **Has an analysis been conducted to determine if this service can be performed in-house?** Yes No **If yes, attach the analysis.**

Given the number of both corrective and preventive maintenance work orders, DREAM does not have the in-house resources to maintain this Fulton County Jail Complex, efficiently and effectively.

7. **What would be the impact on your department if this contract was not approved?**

DREAM would not be able to maintain this facility as is necessary to ensure the continuity of jail operations. The department does not have the internal resources necessary to render adequate and timely maintenance services in the Fulton County Jail Complex.

Joseph N. Davis, Director

January 12, 2026

Prepared by

Date

Joseph Davis
Joseph N. Davis, Director

Department Head

Date



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0036

Meeting Date: 1/21/2026

Department

Real Estate and Asset Management

Requested Action

Request approval of a statewide contract - Department of Real Estate and Asset Management, SWC#99999-001-SPD0000164-0002, Natural Gas Firm Delivery Service in the amount not to exceed \$750,000.00 with Scana Energy Marketing, LLC (Atlanta, GA), to provide natural gas services to all Fulton County facilities to include the Fulton County Jail Complex. Effective dates: January 1, 2026, through December 31, 2026.

Requirement for Board Action

In accordance with Purchasing Code Section 102-462, requests for approval of statewide contracts 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 This contract provides natural gas services to all Fulton County firm delivery accounts which include the Fulton County Jail Complex for fiscal year 2026. The cost for this natural gas services contract is projected based on the consumption during the previous year (FY2025, \$741,489.39) from the fixed firm accounts and adjusted for inflation and escalating gas prices for projected usage for the next 12 months.

Scope of Work: In using this statewide contract for natural gas, the County can save money on the fluctuating cost of natural gas by participating in volume buying.

Key benefits of utilizing the statewide contract includes:

- Transportation pricing is an average of 30% less than what was offered on the prior statewide contract.
- Natural gas program manager is available to assist customers in obtaining their natural gas along with explaining options and services provided.
- A dedicated contract management team that will manage the daily operations of this statewide contract.
- Each pool group, in its entirety, is covered by one supplier.

Community Impact: This service is necessary for the comfort of the patrons and employees in County facilities.

Department Recommendation: The Department of Real Estate and Asset Management recommends approval.

Project Implications: This contract provides natural gas service at all County facilities, including the Fulton County Jail Complex. Natural gas service allows for the provision of facility heating as well as food preparation in designated facilities.

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

Department Issues/Concerns: If this contract is not approved, the County facilities will not have the required natural gas service.

Contract Modification No, this is a new procurement.

Contract & Compliance Information

Not Applicable

Exhibits Attached

Exhibit 1: SWC#999999-001-SPD0000164-0002

Exhibit 2: Cooperative Purchasing Justification and Approval Form

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: \$0.00
 Previous Adjustments: \$0.00
 This Request: \$750,000.00
 TOTAL: \$750,000.00

Grant Information Summary

Amount Requested: [Click here to enter text.](#) Cash
 Match Required: [Click here to enter text.](#) In-Kind
 Start Date: [Click here to enter text.](#) Approval to Award
 End Date: [Click here to enter text.](#) Apply & Accept
 Match Account \$: [Click here to enter text.](#)

Fiscal Impact / Funding Source

Funding Line 1:

100-999-S666-1492: General, Non-Agency, Gas- \$750,000.00 "Subject to availability of funding adopted for FY2026 by BOC"

Key Contract Terms	
Start Date: 1/1/2026	End Date: 12/31/2026
Cost Adjustment: Click here to enter text.	Renewal/Extension Terms: N/A

Overall Contractor Performance Rating: N/A

Would you select/recommend this vendor again?

Yes

Report Period Start: N/A **Report Period End:** N/A



**CONTRACT AMENDMENT # 5
RENEWAL # 5
REMAINING RENEWALS # 0**

This amendment by and between the Contractor and State Entity defined below shall be effective as of the date this Amendment is fully executed.

STATE OF GEORGIA CONTRACT	
State Entity's Name:	Department of Administrative Services
Contractor's Full Legal Name:	Scana Energy Marketing LLC
Contract No.:	99999-001-SPD0000164-0002
Solicitation Title/Event Name:	Natural Gas: Firm Delivery Service
Contract Award Date:	01/01/2020
Current Contract Term:	01/01/2025 – 12/31/2025

WHEREAS, the Contract is in effect through the Current Term provided above. The parties hereto now desire to amend the contract to renew for an additional term of twelve months.

THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

- 1. CONTRACT RENEWAL.** The parties hereby agree that the contract will be renewed for an additional period of time as follows:

NEW CONTRACT TERM	
Beginning Date of New Contract Term:	01/01/2026
End Date of New Contract Term:	12/31/2026

The parties agree the contract will expire at midnight on the date defined as the "End Date of the New Contract Term" unless the parties agree to renew the contract for an additional period of time.

2. **Price.** The price, for each respective Pool Group, will be as follows:

Pool	Renewal Price
ATL	NYMEX Plus \$0.155 per Therm plus \$6.50 Times the DDDC
Transco	NYMEX Plus \$0.205 per Therm plus \$6.50 Times the DDDC
Brunswick	NYMEX Plus \$0.365 per Therm plus \$8.75 Times the DDDC
SNG	NYMEX Plus \$0.150 per Therm plus \$7.25 Times the DDDC
Valdosta	NYMEX Plus \$0.215 per Therm plus \$8.75 Times the DDDC

And the following charges that are not included in the per therm unit price: all Atlanta Gas Light Company charges assessed Seller for services for Buyer; and any taxes, charges, and fees imposed by Federal, state, or local government or any Federal or State regulatory agencies. Tax exempt organizations must provide a copy of tax-exempt certificate for billing.

- 3. **SUCCESSORS AND ASSIGNS.** This Amendment shall be binding upon and inure to the benefit of the successors and permitted assigns of the parties hereto.
- 4. **ENTIRE AGREEMENT.** Except as expressly modified by this Amendment, the contract shall be and remain in full force and effect in accordance with its terms and shall constitute the legal, valid, binding, and enforceable obligations of the parties. This Amendment and the contract (including any written amendments thereto), collectively, are the complete agreement of the parties and supersede any prior agreements or representations, whether oral or written, with respect thereto. Should the State of Georgia (DOAS) enter into a new contract for these products and/or services during the term of this renewal, the new contract shall supersede this renewal.

IN WITNESS WHEREOF, the parties have caused this Amendment to be duly executed by their authorized representatives.

CONTRACTOR

Contractor's Full Legal Name: (PLEASE TYPE OR PRINT)	SCANA Energy Marketing LLC
Authorized Signature:	DocuSigned by: <i>Pat Keeley</i> E21A9CDD582741D...
Printed Name and Title of Person Signing:	Pat Keeley Senior Director, C&I Sales
Date:	12/3/25
Company Address:	3344 Peachtree RD NE, Suite 2150 Atlanta, GA 30326

STATE ENTITY

Authorized Signature:	
Printed Name and Title of Person Signing:	Carrie Steele Deputy Commissioner – State Purchasing
Date:	12/30/2025
Company Address:	200 Piedmont Avenue, S.E., Suite 1804, West Tower Atlanta, Georgia 30334-9010



COOPERATIVE PURCHASING JUSTIFICATION AND APPROVAL FORM

In accordance with Division 12 of the Fulton County Purchasing Code the Purchasing Agent may enter into an agreement with any public procurement unit for the cooperative use of supplies or services; and, may procure supplies, services or construction items through contracts established by purchasing division of the state where such contract and contractors substantially meet the requirements of the Purchasing Code. Please complete the form below to request that the Purchasing Director review the spending unit's request to engage in cooperative purchasing.

Requesting Department/Agency: Real Estate and Asset Management

Department/Agency Contact Information: Joseph N. Davis, Director, (404) 612-3776

Cooperative Contract Number and Title: #99999-001-SPD0000164-0002, Natural Gas Firm

Estimated Contract Spend: \$750,000.00

Contract Source (Identify the source of the cooperative contract by checking the appropriate box):

Public Cooperative Entity (Ex: NASPO)
List cooperative entity: _____

State of Georgia Statewide Contracts
(Department of Administrative Services)

Federal Government (Ex: GSA contract)

Other Governmental Entity
(Ex: City of Atlanta)
List Government Entity: _____

Verification Requirements

In order to utilize the cooperative purchasing, statewide or GSA contract, the User Department/Agency must provide justification for the use of the cooperative purchase and why the particular cooperative contract is most advantageous to the County as it relates to price and other factors.

1. Provide justification for the use of the cooperative purchase.
2. Provide an explanation regarding the cost analysis conducted and why utilizing this contract is best value and advantageous to the County. This may include but is limited to:
 - a. Leveraging benefits of volume purchasing
 - b. Volume discounts
 - c. Service delivery requirement advantages
 - d. Document market research that was completed to determine use of cooperative purchase request.
3. Provide documentation verifying that the cooperative, statewide or GSA contract is current and awarded through a competitive process.
4. Provide a copy of the cost proposal/quote received.

TO BE COMPLETED BY THE DEPARTMENT OF PURCHASING REPRESENTATIVE:

DOES THE SOLICITATION MEET THE REQUIREMENTS	YES	NO
Reviewed the justification provided by the requesting department/agency and determined that the use of the cooperative purchase/statewide/GSA Contract is justified.	<input type="checkbox"/>	<input type="checkbox"/>
Reviewed the cost analysis provided and determined that the use of the cooperative purchase/statewide/GSA Contract is best value and/or advantageous to the County:	<input type="checkbox"/>	<input type="checkbox"/>
Reviewed the documentation provided and obtained a copy of the contract, solicitation documents, award letters, etc., to verify that the cooperative, statewide or GSA contract is current and was awarded through a competitive process.	<input type="checkbox"/>	<input type="checkbox"/>
The use of the contract meets the needs of the requesting department/agency.	<input type="checkbox"/>	<input type="checkbox"/>
The proposed contracting entity is authorized to conduct business in the State of Georgia.	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, the contracting entity must comply with the Georgia Security and Immigration Act (E-Verify). A copy of the Georgia Immigration and Security Contractor Affidavit is obtained from the contracting entity.	<input type="checkbox"/>	<input type="checkbox"/>
If federal funded, documented that the contracting entity is not on the Excluded Parties List System (EPLS) that identifies those parties debarred, suspended, proposed for debarment, excluded or disqualified under the non-procurement rule, or otherwise declared ineligible from receiving federal contracts, certain subcontracts, and certain federal assistance and benefits.	<input type="checkbox"/>	<input type="checkbox"/>
Obtain Certificate Insurance requirements based on the coverage and limits included in the cooperative purchase/statewide/GSA contract. The County must be the Certificate Holder, Add'l Insured and Subrogation boxes should be marked.	<input type="checkbox"/>	<input type="checkbox"/>

Purchasing Representative Recommendation:

I have reviewed the items on the above checklist for this solicitation and the request

meets the requirements does not meet the requirements

(Ensure that backup documentation has been scanned/saved into folder for this request)

(CAPA/APA) Purchasing Agent _____ Date _____

Chief Purchasing Agent _____ Date _____



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0037

Meeting Date: 1/21/2026

Department

County Manager

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

Request approval for the procurement of supplies and equipment required for residents housed in the County's Jail facilities in a total amount not to exceed \$3,252,299.20 with various vendors identified in Exhibit 1 attached to this package and incorporated hereto. Effective January 1, 2026 through December 31, 2026.

Requirement for Board Action

Pursuant to Fulton County Code Sec. 1-117, the Board of Commissioners has exclusive jurisdiction over its affairs and funds.

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: This request seeks approval of the procurement of supplies and equipment for residents housed in the County's jail facilities. The Department of Purchasing & Contract Compliance and the Sheriff's Office worked together to establish the procurement needs for the County's jail facilities in order to ensure the needed supplies and equipment are available. The Department of Purchasing & Contract Compliance utilized statewide and cooperative contracts in order to expedite the procurement process. Statewide and cooperative contracts are competitively procured and meet the requirements of the Fulton County Purchasing Code. The not to exceed amount includes a 10%

contingency which will allow adjustments for population changes. Funding is located in the Sheriff's FY2026 General Fund operating budget.

Community Impact: None

Department Recommendation: The Department recommends approval.

Project Implications: If this request for the procurement of supplies and equipment is not approved, basic needs for individuals housed in the County's jail facilities would not be met.

Community Issues/Concerns: None.

Department Issues/Concerns: The Department is concerned that if this request is not approved, basic needs for residents housed in the County's jail facilities would not be met.

Exhibits Attached

Exhibit 1: List of Vendors

Contact Information

Monica Jones, Finance Director, Fulton County Sheriff's Office, (404) 612-6011

Contract Attached

No

Previous Contracts

No

Total Contract Value

Original Approved Amount:	\$0.00
Previous Adjustments:	\$0.00
This Request:	\$3,252,299.20
TOTAL:	\$3,252,299.20

VENDOR NAME	AMOUNT
Victory Supply	\$613,443.10
Bob Barker	\$997,550.37
Tabb Textiles Company Inc.	\$304,486.50
Medline Industries LLP	\$5,074.00
Georgia Correctional Industries	\$76,637.60
BTS Janitorial Supply	\$197,274.00
Southeastern Paper Group LLC	\$131,785.60
Peoples Janitorial Supplies	\$183,150.45
Truax Patient Services	\$15,400.00
Zep Manufacturing Company	\$102,149.45
Briarwood Products, LLC	\$45,233.95
Buckeye Cleaning Center	\$26,948.61
ODP Business Solutions	\$5,667.02
Global Industrial	\$69,737.50
Grainger Industries	\$20,674.49
CDW-Government	\$17,791.50
Mersi	\$3,432.00
Thomson Reuters	\$22,226.70
BHC, Inc-Brulin	\$45,903.00
Romaine Companies	\$34,848.00
Textbook Warehouse	\$4,510.00
Alden Dimensional	\$14,657.50
Dixie Printing Company Inc	\$10,890.00
Henry Schein Inc	\$7,164.30
Sub-Total	\$2,956,635.64
10% Contingency	\$295,663.56
Total	\$3,252,299.20

COMMODITIES
Uniforms/Clothing/Undergarments
Uniforms/Clothing/Undergarments/Hygiene items/ Shoes/Mattress/Blankets/Towels
Towels/Wash Cloths/Blankets
Inmate Tumblers
Mops/Brooms/Disinfectant/Cleaner
Nitrile Exam Gloves
Toilet Tissue/Paper Towels
Trash Bags
Nasal Narcan for Officers in Jail- 2 Per Pack Narcan 4mg nasal spray
Laundry Detergent/Cleaner/Floor Sealer/Floor Wax
Shank Free Items
Specific Cleaning Supplies for equipment
Program Supplies
Equipment
Towel Sheets/Masks/Trash Bags/Mop Buckets/Gloves/Orbis/Cleaning Equipment
50' TV's
KN95 Masks
Law Library Books
Cleaning Tablet
DeLice/DeStaph Shampoo
Qurans
Narcan Carry Pouches
Handbooks/Forms
Shower Charis/Exam Tables



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0038

Meeting Date: 1/21/2026

Department

Public Works

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

Request approval of a recommended proposal - Department of Public Works, 25RFP450816K-JAJ, Flow Monitoring Services & Infiltration/Inflow (I/I) Program Management in an amount not to exceed \$12,079,844.00 with RJN Group, Inc. over five years to provide comprehensive operations, preventative maintenance, and repair services for flow monitors and rain gauges as well as infiltration/inflow (I/I) program management and engineering services for the Fulton County sewer system in North and South Fulton service areas. Effective upon execution of contract through December 31, 2030 for five years with two one-year renewal options.

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

In accordance with the Purchasing Code Sections 102-374, Competitive sealed proposal of more than \$100,000 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 Fulton County Public Works Department provides: wastewater services to the citizens in Fulton County, both in the northern and southern portions of the county. A major component of the sanitary sewer network is the series of flow monitors, rain gauges, and flow depth devices that collect real time data about the collection system such as sewer level depth, rainfall amounts, and flow rates within the sewer system. This data is used to provide real time alarms and aids in responses by sewer operations crews. Additionally, the data is the basis for

interjurisdictional (IJ) billing with other counties and municipalities, allows staff to monitor seasonal data analysis on the infiltration and inflow (I/I) from rain and groundwater into the sewer network, and provides data sewer modeling used for long term capital planning. In the North Fulton service area, there are 151 permanent flow monitors (24 IJ billing monitors), 17 depth monitors, and 14 rain gauges. In the South Fulton service area, there are 76 permanent flow monitors (26 IJ billing monitors), 15 depth monitors, and 11 rain gauges.

Scope of Work: This contract covers a comprehensive set of services including operations, preventative maintenance, repair services, and sewer system evaluation services (SSES) as needed for the existing flow monitoring network in both the North and South Fulton service areas. The current network consists of 227 permanent flow monitors (50 IJ billing monitors), 32 depth monitors, and 24 rain gauges in a network of approximately 72,075 manholes and 2,579 miles of sewer pipe, including force mains. These monitors are owned by Fulton County and are maintained and used by the vendor under this contract.

This contract provides a web based system for the County's use for system-wide overflow alarm notifications and other sewer alarming, as well as professional engineering services to evaluate the sewer system for capacity, particularly related to I/I intrusion, and to assist operations and maintenance (CMOM) purposes, as required.

The contract with RJN Group, Inc will be for a five year period beginning January 1, 2026 and concluding December 31, 2030 with the possibility of two, one-year renewals in 2027 and 2028. The total five-year contractual value equals \$12,079,844.00 and is distributed over the life of the contract as summarized below:

Year 1 (2026): \$2,323,270.00
Year 2 (2027): \$2,345,227.30
Year 3 (2028): \$2,406,748.91
Year 4 (2029): \$2,469,894.22
Year 5 (2030): \$2,534,703.57

Community Impact: The equipment and services provided in this project are critical in supporting the County's ability to keep all people healthy via proactive maintenance and response and prompt alarming to prevent sanitary spills and overflows, as well as to ensure accurate billing to our IJ partners in accordance with intergovernmental agreements.

Department Recommendation: The Department of Public Works recommends the approval of the award of the Flow Monitoring Service & Infiltration/Inflow (I/I) Program Management contract to RJN Group, Inc.

Project Implications: Without this service, the Department of Public Works would not be in compliance with its billing requirements for its IJ partners, and the Department would be less responsive to both sanitary sewer overflows and long-term capital needs.

Community Issues/Concerns: No community issues or concerns are known to Public Works.

Department Issues/Concerns: The Department of Public Works has no issues or concerns with this project.

Contract Modification

New Procurement.

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

Contract Value: \$12,079,844.00

Prime Vendor: RJN
Prime Status: Non-Minority
Location: Atlanta, GA
County: Fulton County
Prime Value: \$10,388,665.84 or 86.00%

Subcontractor: Q Solutions, Inc
Subcontractor Status: Asian American Female Business Enterprise
Location: Tucker, GA
County: DeKalb County
Contract Value: \$241,596.88 or 2.00%

Subcontractor: Barge Design Solutions
Subcontractor Status: White Female Business Enterprise
Location: Atlanta, GA
County: Fulton County
Contract Value: \$241,596.88 or 2.00%

Subcontractor: RK Reeves & Associates
Subcontractor Status: African American Female Business Enterprise
Location: Tucker, GA
County: DeKalb County
Contract Value: \$241,596.88 or 2.00%

Subcontractor: Woolpert
Subcontractor Status: Non-Minority
Location: Atlanta, GA
County: Fulton County

Contract Value: \$966,387.52 or 8.00%

Total Certified Value: \$12,079,844.00 or 100.00%

Total Certified Value: \$724,790.64 or 6.00%

Exhibits Attached

Exhibit 1: Evaluation Committee Recommendation Letter

Exhibit 2: Performance Evaluation

Contact Information *(Type Name, Title, Agency and Phone)*

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:	\$12,079,844.00
TOTAL:	\$12,079,844.00

Fiscal Impact / Funding Source

Funding Line 1:

203-540-5400-IC01 Water & Sewer R&E, Public Works

Key Contract Terms	
Start Date: 1/1/2026	End Date: 12/31/2030
Cost Adjustment:	Renewal/Extension Terms: TV one-year renewal options

Overall Contractor Performance Rating: New Vendor - CPR Memo

Agenda Item No.: 26-0038

Meeting Date: 1/21/2026

Would you select/recommend this vendor again?

Choose an item.

Report Period Start:

Report Period End:



INTEROFFICE MEMORANDUM

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

FROM: Evaluation Committee Recommendation Letter

DATE: November 25, 2025

PROJECT: 25RFP450816K-JAJ Flow Monitoring Services & Infiltration/Inflow Program Management

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

Two (2) qualified firms submitted proposals for evaluation and consideration for award of this project:

1. RJN Group, Inc
2. Carollo Engineers, 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 RJN Group, Inc. with a total score of 85.41, is the recommended vendor for the award of 25RFP450816K-JAJ Flow Monitoring Services & Infiltration/Inflow Program Management.

Evaluation Committee Recommendation Letter

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:



Anna Skipper, P.E.
Public Works Department



Alberto _____, Engineering
Administrator
Public Works Department



Brandon Ward, Engineer II
Public Works Department



Travis Pickett, Superintendent
Public Works Department

Evaluation Committee Recommendation Letter
 November 25, 2025

EVALUATION CRITERIA	WEIGHT	RJN Group, Inc.	Carollo Engineers, Inc.
Project Plan	25%	21.87	20.31
Qualifications of Key Personnel	25%	23.43	18.75
Relevant Project Experience/Past Performance	23%	20.12	17.25
Availability of Key Personnel	5%	3.75	3.75
Local Preference	5%	5.00	0.00
Service-Disabled Veterans Preference	2%	0.00	0.00
Cost Proposal	15%	11.24	15.00
TOTAL SCORE:	100.00	85.41	75.06

**To sum Total Score columns, highlight the row and press F9*



INTEROFFICE MEMORANDUM

TO: Felicia Strong-Whitaker, Chief Purchasing Agent, Purchasing and Contract Compliance

FROM: David Clark, Director, Public Works

DATE: December 11, 2025

SUBJECT: Contractor's Performance Report – Flow Monitoring Services & Infiltration/Inflow (I/I) Program Management #25RFP450816K-JAJ

The Contractor listed below to our knowledge has never provided any professional goods or services to Fulton County's Department of Public Works

PROJECT: Flow Monitoring Services & Infiltration/Inflow (I/I) Program Management

PROJECT NO.: #25RFP450816K-JAJ

CONTRACTOR: RJN Group, Inc.
1201 W Peachtree St NW, Suite 2300
Atlanta, GA 30309

POC: Scott Helfrick, Regional Client Manager

PHONE: (717) 344-0859

EMAIL: scott.helfrick@rjnmail.com

If you have any questions, please contact Anna Skipper at (404) 612-5772

C: Terry Peters, Deputy Director
Anna Skipper, Professional Engineer Senior



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0039

Meeting Date: 1/21/2026

Department

Senior Services

Requested Action

Request approval of a recommended proposal - Senior Services, 25RFP1486848A-KM, Senior Transportation Services Assessment in an amount not to exceed \$133,000.00 with Calyptus Consulting Group, INC. (Cambridge, MA) to assess the current state of the Department of Senior Services transportation program. Effective January 1, 2026 through December 31, 2026 with two renewal options.

Requirement for Board Action

In accordance with the Purchasing Code Section 102-375, all competitive sealed proposals 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 Senior Services recommends approval of this contract. The Senior Transportation Services Assessment that will be provided via this contract will be beneficial to the development of the upcoming transportation RFP. FY26 will be the last contract year for both transportation vendors Transdev and Common Courtesy.

Scope of Work: The scope consists of three phases. Phase 1: Assess the current state of Fulton County senior transportation services including services accessible to residents outside of the Fulton County program. Phase 2: Provide an operational analysis of traditional (Transdev) and alternative

transportation (Common Courtesy) services. Phase 3: Provide a 5-year cost sustainability assessment for all County transportation services for seniors. Final project deliverables will include a 1) Detailed analysis of the riders of the Fulton County Senior Transportation population; 2) Detailed analysis of the current and projected senior transportation capabilities and services needed for a large, urban service area; 3) Projections of the senior transportation population with consideration for demographic and aging trends and transportation industry standards and 4) a written and oral presentation of the final report to the Board of Commissioners, County Manager, Department of Senior Services staff and stakeholders as requested by the County.

Community Impact: The senior transportation program is currently providing services for an average of 3,200 seniors monthly. The Department of Senior Services Transportation program has enabled seniors to remain engaged in their communities and access trips to senior centers, pharmacies, doctor appointments, and other activities that support daily living. This service has become a lifeline for seniors to connect to their community and to prevent senior isolation.

Department Recommendation: The Department recommends approval.

Project Implications: Fulton County's senior population continues to grow in tandem with the projected growth of seniors nationally. It is estimated by 2030, 20% of the US population will be seniors. Senior transportation is the department's most requested service. If approved, then this contract will analyze the current transportation model. The analysis will be a major factor in the development of the new transportation RFP to be solicited in 2026.

Community Issues/Concerns: There are no community issues/concerns.

Department Issues/Concerns: There are no department issues/concerns.

Contract Modification: This is a new procurement.

contract & compliance information

Contract Value: \$133,000.00

Prime Vendor: Calyptus Consulting Group, Inc

Prime Status: Non-Minority

Location: Cambridge, MA

County: Middlesex County

Prime Value: \$133,000.00 or 100.00%

Subcontractor: None

Total Contract Value: \$133,000.00 or 100.00%

Total Certified Value: -0-

Exhibits Attached

Exhibit 1: Evaluation Committee Recommendation Letter

Exhibit 2: Performance Evaluation

Contact Information

Ladisa Onyiliogwu, Director, Department of Senior Services, 404-281-4042

Contract Attached

No

Previous Contracts

No

Total Contract Value

Original Approved Amc\$0.00
Previous Adjustments:\$0.00
This Request: \$133,000
TOTAL: \$133,000

Fiscal Impact / Funding Source

Funding Line 1:

100-183-183W-1160: Senior Services-Transportation- Professional Services

Key Contract Terms	
Start Date: 1/1/2026	End Date: 12/31/2026
Cost Adjustment: N/A	Renewal/Extension Terms: T renewal options remain

Overall Contractor Performance Rating: New Vendor

Would you select/recommend this vendor again?

Yes

Report Period Start: **Report Period End:**



INTEROFFICE MEMORANDUM

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

FROM: Evaluation Committee Recommendation Letter

DATE: December 2, 2025

PROJECT: 25RFP1486848A-KM, Senior Transportation Services Assessment

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 Senior Services.

Three (3) qualified firms submitted proposals for evaluation and consideration for award of this project:

1. Calyptus
2. Harvest GA
3. To The Point Transportation

After review of the technical proposals, the following firms were short-listed.

1. Calyptus

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 **Calyptus**, with a total score of **81.16** is the recommended vendor for the award of 25RFP1486848A-KM, Senior Transportation Services Assessment.

Evaluation Committee Recommendation Letter

December 2, 2025

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 score is a part of the final scores in the attached Evaluation Matrix.

SELECTION COMMITTEE MEMBERS:

Ladisa Onyiliogwu _____

Ladisa Onyiliogwu
Director of Senior Services

Kweli Rashied-Henry _____

Kweli Henry
Deputy Director of Senior Services

Rafael Patterson _____

Rafael Patterson
Senior Program Manager

Evaluation Committee Recommendation Letter
 December 2, 2025
 Page | 3

EVALUATION CRITERIA	WEIGHT	Calyptus	
Project Plan	28%	23.33%	
Qualifications of Key Personnel	20%	15.00%	
Relevant Project Experience/Past Exp.	20%	18.33%	
Availability of Key Personnel	10%	7.50%	
Local Preference	5%	0.00%	
Service Disabled Veterans Preference	2%	2.00%	
Total Technical Scores		66.16%	
Cost	15%	15.00%	
TOTAL SCORE:	100%	81.16%	

25RFP1486848A-KM - Senior Transportation Services Assessment (CLOSED)

Activities

Date	Description
12/02/2025 02:46 PM EST	The Bid Evaluation Process has been finalized by Keisha Massey.
12/02/2025 02:43 PM EST	The "Price" Bid Evaluation Step has been finalized by Keisha Massey.
12/02/2025 02:43 PM EST	Keisha Massey has finalized their evaluations for the "Price" step.
12/02/2025 11:32 AM EST	The "Oral Presentation" Bid Evaluation Step has been finalized by Keisha Massey.
12/02/2025 11:09 AM EST	Bebe Love has finalized their evaluations for the "Oral Presentation" step.
12/02/2025 08:25 AM EST	Keisha Massey has finalized their evaluations for the "Oral Presentation" step.
11/26/2025 03:11 PM EST	Rafael Patterson has finalized their evaluations for the "Oral Presentation" step.
11/26/2025 01:58 PM EST	Ladisa Onyilogwu has finalized their evaluations for the "Oral Presentation" step.
11/26/2025 12:48 PM EST	kweli Rashied-Henry has finalized their evaluations for the "Oral Presentation" step.
11/25/2025 03:41 PM EST	The "Technical" Bid Evaluation Step has been finalized by Keisha Massey.
11/18/2025 01:24 PM EST	Keisha Massey has finalized their evaluations for the "Technical" step.
11/13/2025 04:00 PM EST	kweli Rashied-Henry has finalized their evaluations for the "Technical" step.
11/13/2025 03:03 PM EST	Ladisa Onyilogwu has finalized their evaluations for the "Technical" step.
11/12/2025 09:55 PM EST	Rafael Patterson has finalized their evaluations for the "Technical" step.
11/12/2025 05:31 PM EST	Bebe Love has finalized their evaluations for the "Technical" step.
11/10/2025 03:34 PM EST	The Bid Evaluation Process has been started by Keisha Massey.
10/15/2025 11:05 AM EDT	Bids have been unlocked by Keisha Massey.

Bidders

Electronic Bids	3
Manual Bids	0

Bidders	Technical (/85)	Oral Presentation (/85)	Price (/15)	Final Score (/185)	Bid Rank
Calyptus Org No: 1458602	66.16 (77.84%)	65.33 (76.86%)	15 (100%)	80.33 (43.42%)	1
Harvest GA Org No: 2485268	22 (25.88%)	35 (41.18%)	0 (0%)		N/A
To the point transportation Org No: 2809477	20.33 (23.92%)	23.67 (27.85%)	0 (0%)		N/A

Technical LATE	
Status	Finalized
Weight	85 pts
Deadline	11/13/2025 03:00 PM EST

Evaluators	Section Assigned	Status
Keisha Massey	Local Preference	Finalized
Ladisa Onyilogwu	Project Plan/Approach to Work, Qualifications of Key Personnel, Relevant Project Experience/Past Performance, Availability of Key Personnel	Finalized

Evaluators	Section Assigned	Status
Bebe Love	Service Disabled Veterans	Finalized
kweli Rashied-Henry	Project Plan/Approach to Work, Qualifications of Key Personnel, Relevant Project Experience/Past Performance, Availability of Key Personnel	Finalized
Rafael Patterson	Project Plan/Approach to Work, Qualifications of Key Personnel, Relevant Project Experience/Past Performance, Availability of Key Personnel	Finalized

Bidders	Evaluation Status	Score (/85)	Score (%)	Final Decision
Calyptus Org No: 1458602	Finalized	66.16	77.84	Pass

Project Plan/Approach to Work				Weight 28%
Evaluators	Status	Score (/28)	Decision	
Ladisa Onyiliogwu	Finalized	21	Pass	
kweli Rashied-Henry	Finalized	21	Pass	
Comment: Proposer addressed solicitation requirements and meets/exceeds expectations outlined in the scope of work. Prior and vast experience with transportation services assessments clearly defined.				
Rafael Patterson	Finalized	28	Pass	

Qualifications of Key Personnel				Weight 20%
Evaluators	Status	Score (/20)	Decision	
Ladisa Onyiliogwu	Finalized	5	Pass	
kweli Rashied-Henry	Finalized	20	Pass	
Comment: Proposer addressed solicitation requirements and meets/exceeds expectations outlined in the scope of work. Prior and vast experience with transportation services assessments clearly defined.				
Rafael Patterson	Finalized	20	Pass	

Relevant Project Experience/Past Performance				Weight 20%
Evaluators	Status	Score (/20)	Decision	
Ladisa Onyiliogwu	Finalized	15	Pass	
kweli Rashied-Henry	Finalized	20	Pass	
Comment: Proposer addressed solicitation requirements and meets/exceeds expectations outlined in the scope of work. Prior and vast experience with transportation services assessments clearly defined.				
Rafael Patterson	Finalized	20	Pass	

Bidders	Evaluation Status	Score (/85)	Score (%)	Final Decision
Availability of Key Personnel				Weight 10%
Evaluators	Status	Score (/10)	Decision	
Ladisa Onyiliogwu	Finalized	7.5	Pass	
kweli Rashied-Henry	Finalized	10	Pass	
Comment: Proposer addressed solicitation requirements and meets/exceeds expectations outlined in the scope of work. Prior and vast experience with transportation services assessments clearly defined.				
Rafael Patterson	Finalized	5	Pass	
Local Preference				Weight 5%
Evaluators	Status	Score (/5)	Decision	
Keisha Massey	Finalized	0	Pass	
Service Disabled Veterans				Weight 2%
Evaluators	Status	Score (/2)	Decision	
Bebe Love	Finalized	2	Pass	
Harvest GA Org No: 2485268	Finalized	22	25.88	Pass
Project Plan/Approach to Work				Weight 28%
Evaluators	Status	Score (/28)	Decision	
Ladisa Onyiliogwu	Finalized	14	Pass	
kweli Rashied-Henry	Finalized	0	Pass	
Comment: Overall, the proposal is lacking specific details on how the transportation services assessment will be conducted.				
Rafael Patterson	Finalized	7	Pass	
Qualifications of Key Personnel				Weight 20%
Evaluators	Status	Score (/20)	Decision	
Ladisa Onyiliogwu	Finalized	10	Pass	
kweli Rashied-Henry	Finalized	5	Pass	
Comment: Overall, the proposal is lacking specific details on how the transportation services assessment will be conducted.				
Rafael Patterson	Finalized	10	Pass	

Bidders	Evaluation Status	Score (/85)	Score (%)	Final Decision
Relevant Project Experience/Past Performance				Weight 20%
Evaluators	Status	Score (/20)	Decision	
Ladisa Onyiliogwu	Finalized	5	Pass	
kweli Rashied-Henry	Finalized	0	Pass	
Comment: Overall, the proposal is lacking specific details on how the transportation services assessment will be conducted.				
Rafael Patterson	Finalized	0	Pass	
Availability of Key Personnel				Weight 10%
Evaluators	Status	Score (/10)	Decision	
Ladisa Onyiliogwu	Finalized	10	Pass	
kweli Rashied-Henry	Finalized	2.5	Pass	
Comment: Overall, the proposal is lacking specific details on how the transportation services assessment will be conducted.				
Rafael Patterson	Finalized	2.5	Pass	
Local Preference				Weight 5%
Evaluators	Status	Score (/5)	Decision	
Keisha Massey	Finalized	0	Pass	
Service Disabled Veterans				Weight 2%
Evaluators	Status	Score (/2)	Decision	
Bebe Love	Finalized	0	Pass	
To the point transportation Org No: 2809477	Finalized	20.33	23.92	Pass

Project Plan/Approach to Work				Weight 28%
Evaluators	Status	Score (/28)	Decision	
Ladisa Onyiliogwu	Finalized	0	Pass	
Comment: This organization is to be commended for submitting a proposal and expressing their interest in doing business with Fulton County.				
kweli Rashied-Henry	Finalized	0	Pass	
Comment: Proposal does not address minimum requirements outlined in the scope of work.				
Rafael Patterson	Finalized	21	Pass	

Bidders	Evaluation Status	Score (/85)	Score (%)	Final Decision
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Qualifications of Key Personnel				Weight 20%
Evaluators	Status	Score (/20)	Decision	
Ladisa Onyiliogwu Comment: This organization is to be commended for submitting a proposal and expressing their interest in doing business with Fulton County.	Finalized	5	Pass	
kweli Rashied-Henry Comment: Proposal does not address minimum requirements outlined in the scope of work.	Finalized	0	Pass	
Rafael Patterson	Finalized	10	Pass	

Relevant Project Experience/Past Performance				Weight 20%
Evaluators	Status	Score (/20)	Decision	
Ladisa Onyiliogwu Comment: This organization is to be commended for submitting a proposal and expressing their interest in doing business with Fulton County.	Finalized	5	Pass	
kweli Rashied-Henry Comment: Proposal does not address minimum requirements outlined in the scope of work.	Finalized	0	Pass	
Rafael Patterson	Finalized	10	Pass	

Availability of Key Personnel				Weight 10%
Evaluators	Status	Score (/10)	Decision	
Ladisa Onyiliogwu Comment: This organization is to be commended for submitting a proposal and expressing their interest in doing business with Fulton County.	Finalized	2.5	Pass	
kweli Rashied-Henry Comment: Proposal does not address minimum requirements outlined in the scope of work.	Finalized	0	Pass	
Rafael Patterson	Finalized	7.5	Pass	

Local Preference				Weight 5%
Evaluators	Status	Score (/5)	Decision	
Keisha Massey	Finalized	0	Pass	

Bidders	Evaluation Status	Score (/85)	Score (%)	Final Decision
Service Disabled Veterans				Weight 2%
Evaluators	Status	Score (/2)	Decision	
Bebe Love	Finalized	0	Pass	

Oral Presentation Status Finalized
Weight 85 pts

Evaluators	Section Assigned	Status
Keisha Massey	Local Preference	Finalized
Ladisa Onyiliogwu	Project Plan/Approach to Work, Relevant Project Experience/Past Performance, Qualifications of Key Personnel, Availability of Key Personnel	Finalized
kweli Rashied-Henry	Project Plan/Approach to Work, Relevant Project Experience/Past Performance, Qualifications of Key Personnel, Availability of Key Personnel	Finalized
Rafael Patterson	Project Plan/Approach to Work, Relevant Project Experience/Past Performance, Qualifications of Key Personnel, Availability of Key Personnel	Finalized
Bebe Love	Service Disabled Veterans	Finalized

Bidders	Evaluation Status	Score (/85)	Score (%)	Final Decision
Calyptus Org No: 1458602	Finalized	65.33	76.86	Pass

Project Plan/Approach to Work				Weight 28%
Evaluators	Status	Score (/28)	Decision	
Ladisa Onyiliogwu	Finalized	21	Pass	
kweli Rashied-Henry	Finalized	21	Pass	
Comment: Proposer addressed solicitation requirements and meets/exceeds expectations outlined in the scope of work. Prior and vast experience with transportation services assessments clearly defined.				
Rafael Patterson	Finalized	28	Pass	

Bidders	Evaluation Status	Score (/85)	Score (%)	Final Decision
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Relevant Project Experience/Past Performance				Weight 20%
Evaluators	Status	Score (/20)	Decision	
Ladisa Onyiliogwu	Finalized	5	Pass	
kweli Rashied-Henry	Finalized	20	Pass	
Comment: Proposer addressed solicitation requirements and meets/exceeds expectations outlined in the scope of work. Prior and vast experience with transportation services assessments clearly defined.				
Rafael Patterson	Finalized	20	Pass	

Qualifications of Key Personnel				Weight 20%
Evaluators	Status	Score (/20)	Decision	
Ladisa Onyiliogwu	Finalized	15	Pass	
kweli Rashied-Henry	Finalized	20	Pass	
Comment: Proposer addressed solicitation requirements and meets/exceeds expectations outlined in the scope of work. Prior and vast experience with transportation services assessments clearly defined.				
Rafael Patterson	Finalized	15	Pass	

Availability of Key Personnel				Weight 10%
Evaluators	Status	Score (/10)	Decision	
Ladisa Onyiliogwu	Finalized	7.5	Pass	
kweli Rashied-Henry	Finalized	10	Pass	
Comment: Proposer addressed solicitation requirements and meets/exceeds expectations outlined in the scope of work. Prior and vast experience with transportation services assessments clearly defined.				
Rafael Patterson	Finalized	7.5	Pass	

Local Preference				Weight 5%
Evaluators	Status	Score (/5)	Decision	
Keisha Massey	Finalized	0	Pass	

Service Disabled Veterans				Weight 2%
Evaluators	Status	Score (/2)	Decision	
Bebe Love	Finalized	2	Pass	

Bidders	Evaluation Status	Score (/85)	Score (%)	Final Decision
Harvest GA Org No: 2485268	Finalized	35	41.18	Pass

Project Plan/Approach to Work				Weight 28%
Evaluators	Status	Score (/28)	Decision	
Ladisa Onyiliogwu	Finalized	14	Pass	
kweli Rashied-Henry	Finalized	0	Pass	
Comment: Overall, the proposal is lacking specific details on how the transportation services assessment will be conducted.				
Rafael Patterson	Finalized	21	Pass	

Relevant Project Experience/Past Performance				Weight 20%
Evaluators	Status	Score (/20)	Decision	
Ladisa Onyiliogwu	Finalized	10	Pass	
kweli Rashied-Henry	Finalized	0	Pass	
Comment: Overall, the proposal is lacking specific details on how the transportation services assessment will be conducted.				
Rafael Patterson	Finalized	15	Pass	

Qualifications of Key Personnel				Weight 20%
Evaluators	Status	Score (/20)	Decision	
Ladisa Onyiliogwu	Finalized	5	Pass	
kweli Rashied-Henry	Finalized	5	Pass	
Comment: Overall, the proposal is lacking specific details on how the transportation services assessment will be conducted.				
Rafael Patterson	Finalized	15	Pass	

Availability of Key Personnel				Weight 10%
Evaluators	Status	Score (/10)	Decision	
Ladisa Onyiliogwu	Finalized	10	Pass	
kweli Rashied-Henry	Finalized	2.5	Pass	
Comment: Overall, the proposal is lacking specific details on how the transportation services assessment will be conducted.				
Rafael Patterson	Finalized	7.5	Pass	

Local Preference				Weight 5%
Evaluators	Status	Score (/5)	Decision	
Keisha Massey	Finalized	0	Pass	

Bidders	Evaluation Status	Score (/85)	Score (%)	Final Decision
Service Disabled Veterans				Weight 2%
Evaluators	Status	Score (/2)	Decision	
Bebe Love	Finalized	0	Pass	
To the point transportation Org No: 2809477	Finalized	23.67	27.85	Pass

Project Plan/Approach to Work				Weight 28%
Evaluators	Status	Score (/28)	Decision	
Ladisa Onyiliogwu	Finalized	0	Pass	
kweli Rashied-Henry	Finalized	0	Pass	
Comment: Proposal does not address minimum requirements outlined in the scope of work.				
Rafael Patterson	Finalized	21	Pass	

Relevant Project Experience/Past Performance				Weight 20%
Evaluators	Status	Score (/20)	Decision	
Ladisa Onyiliogwu	Finalized	5	Pass	
kweli Rashied-Henry	Finalized	0	Pass	
Comment: Proposal does not address minimum requirements outlined in the scope of work.				
Rafael Patterson	Finalized	15	Pass	

Qualifications of Key Personnel				Weight 20%
Evaluators	Status	Score (/20)	Decision	
Ladisa Onyiliogwu	Finalized	5	Pass	
kweli Rashied-Henry	Finalized	0	Pass	
Comment: Proposal does not address minimum requirements outlined in the scope of work.				
Rafael Patterson	Finalized	15	Pass	

Availability of Key Personnel				Weight 10%
Evaluators	Status	Score (/10)	Decision	
Ladisa Onyiliogwu	Finalized	2.5	Pass	
kweli Rashied-Henry	Finalized	0	Pass	
Comment: Proposal does not address minimum requirements outlined in the scope of work.				
Rafael Patterson	Finalized	7.5	Pass	

Bidders	Evaluation Status	Score (/85)	Score (%)	Final Decision
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Local Preference				Weight 5%
Evaluators	Status	Score (/5)	Decision	
Keisha Massey	Finalized	0	Pass	

Service Disabled Veterans				Weight 2%
Evaluators	Status	Score (/2)	Decision	
Bebe Love	Finalized	0	Pass	

Price Status Finalized
Weight 15 pts

Evaluators	Status
Keisha Massey	Finalized

Bidders	Evaluation Status	Score (/15)	Score (%)	Final Decision
Calyptus Org No: 1458602	Finalized	15	100	Pass
Harvest GA Org No: 2485268 Comment: The vendor did not pass the oral presentation	Finalized	0	0	Fail
To the point transportation Org No: 2809477 Comment: The vendor did not pass the oral presentation	Finalized	0	0	Fail

Final Score Status Finalized

Bidders	Final Score (/185)
Calyptus Org No: 1458602	80.33 pts Original: 146.49 pts 43.42%



DEPARTMENT OF PURCHASING & CONTRACT COMPLIANCE

BID TABULATION SHEET

Keisha Massey, Assistant Purchasing Agent

Date: 12/02/2025

25RFP1486848A-KM, Senior Transportation Services Assessment

Number of Proposals Received: 3

	Respondent's Name	Bid Amount
1.	Calyptus	\$133,920.00
2.	Harvest GA	\$41,883.70
3.	To The Point Transportation	\$53,440.00
4.		
5.		
6.		



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 25-0994

Meeting Date: 1/21/2026

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

Request approval of a Resolution to establish a Fulton County Tax Allocation District Advisory Committee to advise the Board of Commissioners on policies, strategies, and community partnerships that advance Fulton County's redevelopment plans pursuant to the Redevelopment Powers Law; and for other purposes. **(Ivory) (HELD FOR A LACK OF A QUORUM ON 12/17/25) (MOTION TO APPROVE FAILED ON 1/7/26)**

1 **A RESOLUTION TO ESTABLISH A FULTON COUNTY TAX ALLOCATION DISTRICT**
2 **ADVISORY COMMITTEE TO ADVISE THE BOARD OF COMMISSIONERS ON**
3 **POLICIES, STRATEGIES, AND COMMUNITY PARTNERSHIPS THAT ADVANCE**
4 **FULTON COUNTY’S REDEVELOPMENT PLANS PURUSANT TO THE**
5 **REDEVELOPMENT POWERS LAW; AND FOR OTHER PURPOSES.**
6

7 **WHEREAS**, the Redevelopment Powers Act (O.C.G.A. § 36-44-1 et seq.) provides
8 for the establishment of redevelopment powers and the creation of redevelopment plans
9 and tax allocation districts by counties and municipalities in the State of Georgia to
10 improve economic and social conditions within substantially underutilized and
11 economically and socially depressed urban areas that limit the tax resources of counties
12 and impair the growth of communities; and

13 **WHEREAS**, Fulton County has utilized the Redevelopment Powers Act to create
14 tax allocation districts and has a stake in tax allocation districts created by cities within
15 Fulton County; and

16 **WHEREAS**, Fulton County recognizes the importance of community involvement
17 in the tax allocation district process, as well as the importance of balanced and equitable
18 development of the County in a way that preserves the dignity of existing residents and
19 ensures equal participation by residents in the many benefits of tax allocation districts;
20 and

21 **WHEREAS**, it is in the best interests of the citizens of Fulton County that the Board
22 of Commissioners establish a tax allocation district Advisory Committee consisting of
23 individuals with the necessary experience and knowledge to represent the neighborhoods
24 within the tax allocation district and individuals with knowledge and experience in parks
25 and trails, planning and development, transit planning and development, finance and

1 business, complex project management, affordable housing, urban planning, arts and
2 culture, historic preservation, green building principles, or other subjects relevant to tax
3 allocation districts; and

4 **WHEREAS**, Fulton County has long set the standard in the state for social and
5 economic progress, and as a leader, it aims to demonstrate its commitment its citizens by
6 establishing a tax allocation district Advisory Committee; and

7 **NOW, THEREFORE, BE IT RESOLVED**, that the Fulton County Board of
8 Commissioners hereby establishes the Fulton County Tax Allocation District Advisory
9 Committee (“Advisory Committee”) which committee will be comprised of representatives
10 from the Neighborhood Planning Units, as well as county residents or persons who
11 represent organizations that operate with Fulton County who have experience in the areas
12 of parks and trails, planning and development, transit planning and development, finance
13 and business, complex project management, affordable housing, urban planning, arts and
14 culture, historic preservation, green building principles, or other subjects relevant to tax
15 allocation districts.

16 **BE IT FURTHER RESOLVED**, that the Advisory Committee shall be comprised
17 of fourteen (14) members with two (2) members appointed by each commissioner. The
18 members of the Advisory Committee shall serve staggered terms. The initial membership
19 of the Advisory Committee shall be comprised of persons nominated and appointed as
20 follows: 1) each commissioner shall nominate one member to serve a term of two (2)
21 years; and 2) each commissioner shall nominate one member to serve a term of four (4)
22 years. All initial members will begin their term upon approval by the Board of

1 Commissioners. After these initial terms, Commissioners may reappoint or appoint new
2 members for four (4) year terms.

3 **BE IT FURTHER RESOLVED** that the Advisory Committee shall establish bylaws
4 to govern the actions of the Advisory Committee, within sixty (60) days of its first meeting
5 and shall be approved by a majority of the members of the Advisory Committee and within
6 the first six (6) months of convening, the Advisory Committee shall present to the Board
7 of Commissioners its proposed governance structure and strategic objectives.

8 **BE IT FURTHER RESOLVED** that the role of the Advisory Committee shall
9 include, but not be limited to: 1) making recommendations to the Board of Commissioners
10 on the issuance, allocation and distribution of tax allocation bond proceeds and monitor
11 the effective and equitable implementation of and redevelopment plan and 2) accept
12 reports from the appropriate Neighborhood Planning Units or other body related to
13 decisions regarding economic development, land use or zoning issues related to a tax
14 allocation district.

15 **BE IT FURTHER RESOLVED**, that the Advisory Committee shall meet on at least
16 a quarterly basis or as otherwise appropriate and shall provide a semi-annual report to
17 the Board of Commissioners.

18 **BE IT FURTHER RESOLVED**, that the Advisory Committee may create
19 subcommittees and an executive committee as deemed appropriate.

20 **BE IT FURTHER RESOLVED**, that the County Manager will assign a department
21 and/or individual to provide administrative support to the Advisory Committee, including

1 reserving meeting space, serving as the committee’s initial point of contact, and liaising
2 between the Advisory Committee and county management.

3 **PASSED AND ADOPTED** by the Board of Commissioners of Fulton County,
4 Georgia, this 17th day of December 2025.

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6 **FULTON COUNTY**
7 **BOARD OF COMMISSIONERS**

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9 **Sponsored by:**
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11 _____
12 Mo Ivory, Commissioner
13 (District 4)

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15 **ATTEST:**

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18 _____
19 Tonya R. Grier, Clerk to the Commission
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22 **APPROVED AS TO FORM:**
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26 Y. Soo Jo, County Attorney
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Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0040

Meeting Date: 1/21/2026

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

Request approval of a Resolution of the Fulton County Board of Commissioners to repeal Resolution 18-0577 pertaining to the elimination of the Budget Commission as the body tasked with submitting an annual proposed budget to the Board of Commissioners for consideration so as to reinstate the Budget Commission; to amend section 2-261 of the Fulton County Code of Ordinances to redefine the membership of the Budget Commission; and for other purposes. **(Ivory)**

1 **A RESOLUTION OF THE FULTON COUNTY BOARD OF COMMISSIONERS TO**
2 **REPEAL RESOLUTION 18-0577 PERTAINING TO THE ELIMINATION OF THE**
3 **BUDGET COMMISSION AS THE BODY TASKED WITH SUBMITTING AN ANNUAL**
4 **PROPOSED BUDGET TO THE BOARD OF COMMISSIONERS FOR**
5 **CONSIDERATION SO AS TO REINSTATE THE BUDGET COMMISSION; TO AMEND**
6 **SECTION 2-261 OF THE FULTON COUNTY CODE OF ORDINANCES TO REDEFINE**
7 **THE MEMBERSHIP OF THE BUDGET COMMISSION; AND FOR OTHER PURPOSES.**

8
9 **WHEREAS**, from 1953 until 2016, Fulton County’s budgeting process was
10 prescribed by a 1953 local law applicable to densely populated counties and enacted by
11 the Georgia General Assembly (1953 Ga. L. 2815), which entrusted the creation and
12 proposal of the annual budgets to a county budget commission; and

13 **WHEREAS**, the budget commission consisted of the individuals holding the county
14 positions (as they are known currently) of the chairman of the board of commissioners,
15 the county manager, and the chief financial officer; and

16 **WHEREAS**, in 2016, the Georgia General Assembly repealed the 1953 local law,
17 which had the effect of authorizing Fulton County to establish its own budget ordinance
18 pursuant to O.C.G.A. § 36-81-3; and

19 **WHEREAS**, on June 15, 2016, Fulton County enacted a budget ordinance at
20 Fulton County Code (“FCC”) Sec. 2-261 and 2-262 through Resolution 16-0465, to
21 establish a process for the proposal and adoption of the budget and to ensure
22 expenditures are made in accordance with the budget; and

23 **WHEREAS**, the 2016 budget ordinance maintained the use of a budget
24 commission composed of the chairman of the board of commissioners, the county
25 manager, and the chief financial officer; and

26 **WHEREAS**, on August 15, 2018, through Resolution 18-0577, the Board of
27 Commissioners (“BOC”) opted to replace the budget commission with a process where

1 the county manager solely creates and submits the proposed budget but is directed to
2 “include the budget requests of all of the county’s departments, agencies, elected officials,
3 and authorities” along with the proposed budget; and

4 **WHEREAS**, this process has slowed the flow of information to commissioners
5 about the upcoming budget requests from department heads and officials during the initial
6 creation of the proposed budget, which is then presented only weeks prior to the deadline
7 for the BOC to adopt the final budget; and

8 **WHEREAS**, this process, even though it requires the proposed budget to include
9 the budget requests of all of the County’s departments, agencies, elected officials, and
10 authorities, can create transparency issues regarding the disclosure of the original budget
11 requests; and

12 **WHEREAS**, it is critical for all commissioners to have a more complete
13 understanding of the nature of each department’s original requests and the methodology
14 undertaken to prioritize the most critical budgetary needs and find synergies across
15 departments to stretch the impact of taxpayers’ dollars; and

16 **WHEREAS**, participation in the budget commission by County executive staff and
17 representatives from each commissioner’s office will reduce duplication of tasks such as
18 department-level presentations of information supporting budget requests; and

19 **WHEREAS**, the BOC finds that it is in the best interest of the County for the
20 commissioners to have more visibility and involvement in budget preparation and to have
21 the opportunity to voice their preferences and concerns for budget priorities earlier in the
22 process; and

1 **WHEREAS**, a reinstatement of the budget commission and an expansion of the
2 membership of the budget commission to include additional County executive staff and
3 staff representatives employed in each commissioner’s office will achieve the goals of
4 having more visibility and earlier input.

5 **NOW, THEREFORE, BE IT RESOLVED** that Resolution 18-0577 is hereby
6 **REPEALED**.

7 **BE IT FURTHER RESOLVED** that FCC Sec. 2-261 is hereby **AMENDED** to
8 reinstate the budget commission which shall include the chairman of the Board of
9 Commissioners or their designated commissioner staff representative, the county
10 manager, the chief financial officer, the chief operating officer(s), the finance director, the
11 deputy finance director, and one commissioner staff representative designated by each
12 of the remaining commissioners, as follows:

13 **Sec. 2-261. – Proposal and adoption of the budget.**

14 The ~~county manager~~ budget commission shall submit or cause to be submitted
15 annually to the board of commissioners, by no later than November 15, a proposed
16 budget governing expenditures of all county funds, including capital outlay and public
17 works projects, for the following year. ~~The county manager's submission of the proposed~~
18 ~~budget shall include the budget requests of all of the county's departments, agencies,~~
19 ~~elected officials and authorities who receive funding from the county through the budget~~
20 ~~process.~~ The budget commission is composed of the chairman of the board of
21 commissioners of Fulton County or their designated commissioner staff representative,
22 the county manager, the chief financial officer, the chief operating officer(s), the finance
23 director, the deputy finance director, and one commissioner staff representative
24 designated by each of the remaining commissioners. This proposed budget will serve, as
25 presented, as the operating budget until a final budget is adopted. The procedures for
26 budget preparation, submission to the governing authority, review by the governing
27 authority, public review, notice, and hearings shall be as provided for in Chapter 81 of Title
28 36 of the O.C.G.A. [O.C.G.A. § 36-4 81-1 et seq.]. The budget shall then be adopted by
29 the board of commissioners by no later than the second regular meeting in January of the
30 year to which it applies, which budget, when so adopted by the board of commissioners,
31 shall constitute the board of commissioners' appropriation of all funds for such year.

1 The county manager is authorized to take all administrative steps necessary to
2 implement the budget as approved. The budget so adopted may be revised during the
3 year only by formal action of the board of commissioners in a regular meeting which has
4 been advertised in accordance with subsection (e) of Code Section 36-81-5 of the
5 O.C.G.A. [O.C.G.A. § 36-81-5] and no increase shall be made in such budget without
6 provision also being made for financing such increase. The proposed budget submitted
7 by the ~~county manager~~ budget commission shall be accompanied by a report containing
8 information and data required by subsection (b) of Code Section 36-81-5 of the O.C.G.A.
9 [O.C.G.A. §17 36-81-5]. A copy of the proposed budget shall be transmitted to the county
10 clerk of the commission of Fulton County on the date it is submitted to the board of
11 commissioners. Upon adoption of the budget, a copy shall be transmitted to the county
12 clerk of the commission of Fulton County.

13 **BE IT FURTHER RESOLVED** that within sixty (60) days, the County Manager shall
14 present a policy detailing the workflow of the budget commission to the Board of
15 Commissioners for consideration and adoption.

16 **BE IT FINALLY RESOLVED** that all resolutions and ordinances or parts thereof in
17 conflict herewith are hereby repealed.

18 **SO PASSED AND ADOPTED**, this ____ day of _____, 2026.

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**FULTON COUNTY
BOARD OF COMMISSIONERS**

Sponsored by:

Moraima Ivory, Commissioner
District 4

ATTEST:

Tonya Grier
Clerk to the Commission

1 APPROVED AS TO FORM:

2

3

4

5 _____
Y. Soo Jo

6 County Attorney

7



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0041

Meeting Date: 1/21/2026

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

Request approval of a Resolution by the Fulton County Board of Commissioners to amend the Resolution creating the Fulton County Employees' Retirement System adopted September 11, 1991, as restated by a Resolution adopted December 18, 1991, and as further amended thereafter, so as to amend section 4.9 of the defined benefits plan related to reemployment to allow certain former Fulton County Sheriff's Office Detention Officers and Sworn Officers of any rank receiving a Fulton County pension benefit to work as Detention Officers beyond the 1,040 hours per year limitation through December 31, 2026, without penalty and without impact to their existing pension benefit; to remove the penalty for reemployed retirees who work no more than 1,040 hours per year; and for other purposes. **(Barrett)**

1 **A RESOLUTION BY THE FULTON COUNTY BOARD OF COMMISSIONERS TO**
2 **AMEND THE RESOLUTION CREATING THE FULTON COUNTY EMPLOYEES'**
3 **RETIREMENT SYSTEM ADOPTED SEPTEMBER 11, 1991, AS RESTATED BY A**
4 **RESOLUTION ADOPTED DECEMBER 18, 1991, AND AS FURTHER AMENDED**
5 **THEREAFTER, SO AS TO AMEND SECTION 4.9 OF THE DEFINED BENEFITS PLAN**
6 **RELATED TO REEMPLOYMENT TO ALLOW CERTAIN FORMER FULTON COUNTY**
7 **SHERIFF'S OFFICE DETENTION OFFICERS AND SWORN OFFICERS OF ANY**
8 **RANK RECEIVING A FULTON COUNTY PENSION BENEFIT TO WORK AS**
9 **DETENTION OFFICERS BEYOND THE 1,040 HOURS PER YEAR LIMITATION**
10 **THROUGH DECEMBER 31, 2026, WITHOUT PENALTY AND WITHOUT IMPACT TO**
11 **THEIR EXISTING PENSION BENEFIT; TO REMOVE THE PENALTY FOR**
12 **REEMPLOYED RETIREES WHO WORK NO MORE THAN 1,040 HOURS PER YEAR;**
13 **AND FOR OTHER PURPOSES.**

14
15 **WHEREAS**, pursuant to Art. 9, § 2, ¶ 1(f) of the Constitution of the State of
16 Georgia, Fulton County (the "Employer") created and established the Fulton County
17 Employees Retirement System (the "Plan") effective September 1, 1991, as a defined
18 benefit retirement plan for eligible employees; and

19 **WHEREAS**, the Employer has amended the Plan from time to time pursuant to
20 its authorities and in the best interests of the retirees and Fulton County; and

21 **WHEREAS**, pursuant to Section 9.4 of the Plan, the Employer reserves the
22 right to amend the plan as allowed by law, with notice thereafter provided to the
23 Investment Adviser or custodian; and

24 **WHEREAS**, on March 11, 1992, the Board of Commissioners amended
25 Section 4.9 of the Plan related to reemployment of retirees by adding subsection (c)
26 in order to allow retirees to be reemployed for up to six months in a calendar year
27 without penalty; and

28 **WHEREAS**, on March 2, 2011, via Agenda Item 11-0207, the Board of
29 Commissioners further amended Section 4.9 of the Plan related to reemployment of
30 retirees, in order to allow retirees to be reemployed for up to 1,040 hours per year but

1 with an adjustment to their compensation because of the pension benefit being
2 received; and

3 **WHEREAS**, the Board Commissioners has determined that the Plan is closed
4 and has not enrolled any new active employees in the Plan since 1999; and

5 **WHEREAS**, the Fulton County Jail has a critical and urgent need to add
6 detention officer positions to ensure the safety of inmates and other staff members as
7 required by the January 6, 2025 Consent Decree in *United States of America v. Fulton*
8 *County and Sheriff Patrick Labat, in his official capacity*, No. 1:25-cv-00074-LMM (“the
9 Consent Decree”); and

10 **WHEREAS**, the Consent Decree in paragraphs 61 – 71 ordered the Fulton
11 County Sheriff to conduct a staffing analysis and to determine the levels of staffing in
12 the Fulton County Jail that are needed for supervising incarcerated individuals,
13 ensuring access to medical and mental health care, and taking into consideration
14 potential overcrowding, staff necessary for trips from the Jail to outside locations such
15 as a hospital, and a sufficient number of staff to provide relief from regular and special
16 detail-related absences; and

17 **WHEREAS**, CGL Management Group, LLC conducted a staffing analysis of the
18 Fulton County Sheriff’s Office and preliminarily found as of October 2025 that, among
19 other things, there has been a significant decrease in security staffing levels between
20 2021 to 2025 and that the Fulton County Sheriff’s Office needs additional full-time
21 security staff for adequate staffing; and

22 **WHEREAS**, based on the preliminary findings there is a substantial deficit of
23 employed detention officers; and

1 **WHEREAS**, the Board of Commissioners desires to create an interim solution
2 to swiftly triple the number of detention officers by utilizing experienced former Fulton
3 County Sheriff’s officers alongside newly recruited personnel; and

4 **WHEREAS**, providing the ability for the Plan retirees who retired as Fulton
5 County Sheriff’s detention officers or sworn officers of any rank and currently have the
6 requisite certification to work as a detention officer (“Certified Retirees”) to hold
7 detention officer positions without penalty and without financial impacts to their existing
8 pensions during a limited period through December 31, 2026, will provide immediate
9 and ongoing relief as the Fulton County Jail continues to hire and onboard new
10 personnel in detention officer positions; and

11 **WHEREAS**, the Board of Commissioners is committed to ensuring adequate
12 and professional staffing for the critical functions of the Fulton County Jail, and seeks
13 to encourage the reemployment of Certified Retirees who have institutional knowledge
14 of the processes and procedures of jail operations; and

15 **WHEREAS**, the Board of Commissioners recognizes that Certified Retirees are
16 in a unique position to step in and quickly assume vacant detention officer positions in
17 the Fulton County Jail and assist with leading newer detention officers who have less
18 experience in the Fulton County Jail; and

19 **WHEREAS**, Certified Retirees would not be able to return to service in the Fulton
20 County Jail to fill these critical needs without a penalty to their Plan benefits unless the
21 Plan is amended; and

22 **WHEREAS**, the Board of Commissioners also recognizes that the 2011
23 amendment to Section 4.9 of the Plan imposes a penalty on Plan retirees who are

1 reemployed no more than 1,040 hours by requiring an adjustment to their compensation
2 based on the pension amount received; and

3 **WHEREAS**, the penalty on Plan retirees who are reemployed no more than
4 1,040 hours impedes the ability to reemploy Plan retirees even in part-time or limited
5 capacities for operational needs such as quicker onboarding for immediate staffing
6 needs and organizational stability during transition periods; and

7 **WHEREAS**, in addition to the limited-duration relief for Certified Retirees, the
8 Board of Commissioners desires to remove the penalty imposed on Plan retirees who
9 are reemployed no more than 1,040 hours; and

10 **WHEREAS**, the Board of Trustees of the Fulton County Employees Retirement
11 System supports an amendment to the Plan to allow the Plan retirees who retired as
12 Fulton County Sheriff's detention officers or sworn officers of any rank and currently
13 have the requisite detention officer certification to work as a full time detention officer
14 in the Fulton County Jail through December 31, 2026, to meet the emergent needs of
15 the County and the Fulton County Sheriff, without penalizing said retirees or modifying
16 or recalculating their pension benefits; and

17 **WHEREAS**, the Board of Trustees of the Fulton County Employees Retirement
18 System also supports an amendment to the Plan to remove the penalty imposed on
19 Plan retirees who are reemployed no more than 1,040 hours such that an adjustment
20 to their compensation based on the pension amount received will not be required.

21 **NOW THEREFORE**, the Board of Commissioners of Fulton County hereby amends
22 Section 4.9 of the Defined Benefit Plan related to Reemployment of Participant to add the
23 underlined language in subsection (c) and the new subsection (d) as follows:

1
2 **SECTION 1.**
3

4 **4.9 Reemployment of Participant.**
5

6 (a) **Suspension of Benefits.** If a Participant receiving benefits
7 under the Plan is reemployed by the Employer, any benefits payable to him under the Plan
8 shall be suspended during such period of reemployment but shall resume as of the first
9 day of the month following the Participant's subsequent termination.

10
11 (b) **Effect on Amount of Benefits.** A Participant who is
12 reemployed by the Employer and becomes an Active Participant shall accrue benefits
13 under the Plan and Trust just as any other Active Participant and shall be paid any such
14 benefits to which he or she may become entitled under Article 4 upon reemployment;
15 provided, however, that the determination of the amount of such individual's Accrued
16 Benefit at such time shall take into account only those additional years of Creditable Service
17 that were not used in determining any benefit whose payment is suspended pursuant to
18 subsection (a) or any benefit as to which the entire present value was distributed to the
19 Participant.
20

21 (c) **Reemployment of Participant.** Notwithstanding the
22 provision of this section, an individual receiving benefits under the plan who is reemployed
23 by the employer on a temporary basis not exceeding a total of 1,040 hours in any calendar
24 year and is ineligible to participate in the plan under the provisions of subsection (2) of the
25 definition of eligible employee in section 154-91 shall continue to receive the pension
26 benefit previously awarded to him, but shall not accrue additional benefits under the plan
27 by virtue of such temporary employment. In addition, no reemployed participant shall be
28 eligible for the General Disability Retirement Benefits as provided in section 4.4, the Peace
29 Officers' Disability Pension Benefit as provided in section 4.5, the Reduction in Force
30 Pension Benefit as provided in section 4.6 and the Death Benefits as provided in section
31 4.11 on account of any occurrence during such temporary employment. The compensation
32 payable to such individual shall be adjusted because of the pension benefit being received.
33

34 (d) **Reemployment of Fulton County Sheriff's Office detention**
35 **officers and sworn officers of any rank as detention officers.** Notwithstanding the
36 provisions of this section, an individual receiving benefits under the Plan who retired as a
37 Fulton County Sheriff's Office detention officer or sworn officer of any rank prior to January
38 21, 2026 and who is reemployed as a Fulton County Sheriff's Office detention officer on or
39 after January 21, 2026 and possesses the requisite certification to work as a detention
40 officer at the time of application for reemployment shall continue to receive the pension
41 benefit previously awarded to them during such reemployment, regardless of the hours
42 worked, through December 31, 2026; provided that such individual shall not accrue
43 additional benefits under the Plan or have their accrued benefit recalculated due to the
44 additional hours worked for the Fulton County Sheriff's Office during this period. In addition,
45 no reemployed participant shall be eligible for the General Disability Retirement Benefits
46 as provided in section 4.4, the Peace Officers' Disability Pension Benefit as provided in

1 section 4.5, the Reduction in Force Pension Benefit as provided in section 4.6 and the
2 Death Benefits as provided in section 4.11 on account of any occurrence during such
3 reemployment through December 31, 2026, nor shall they have the ability to contribute to
4 or participate in Fulton County's Defined Contribution (401(a)) Plan or enroll in Fulton
5 County active employee benefits during such reemployment through December 31, 2026
6 unless and to the extent required by law.

7
8 **SECTION 2.**

9
10 This amendment shall be made effective January 21, 2026, and the Clerk to the
11 Commission is hereby directed to take all steps to update Fulton County Code Section 154-
12 140 to reflect these Plan amendments.

13
14 **SECTION 3.**

15
16 All Resolutions or parts thereof in conflict herewith are hereby repealed.

17
18
19 **FULTON COUNTY BOARD OF COMMISSIONERS**

20
21 **Sponsored by:**

22
23
24 _____
25 Dana Barrett, Commissioner
26 District 3

27
28 **ATTEST:**

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31 _____
32 Tonya Grier
33 Clerk to the Commission

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37 **APPROVED AS TO FORM:**

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39
40 _____
41 Y. Soo Jo
42 County Attorney



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0042

Meeting Date: 1/21/2026

Department

External Affairs

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

Presentation: 2026 State Legislative Session Update.

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

Request 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: Presentation of 2026 State Legislative Session Update

Community Impact:

Department Recommendation:

Project Implications:

Community Issues/Concerns:

Agenda Item No.: 26-0042

Meeting Date: 1/21/2026

Department Issues/Concerns:

Fiscal Impact / Funding Source

Funding Line 1:

n/a



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0043

Meeting Date: 2/4/2026

Department

Human Resources Management

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

Presentation: Childcare Reimbursement Pilot Program post-implementation briefing.

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

Fulton County Policy

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: This item provides the Fulton County Board of Commissioners with a comprehensive post-implementation briefing on the Childcare Reimbursement Pilot Program established pursuant to Resolution 25-0314 and subsequently amended by Resolution 25-0565 and its clarifying amendment. The Chief Human Resources Officer will present findings regarding program participation, administrative execution, employee engagement, compliance considerations, and fiscal performance. The Board will receive the briefing, acknowledge and accept the presentation of outcomes, consider the program's effectiveness in meeting its stated objectives, and engage in discussion regarding potential policy direction for the future of the program.

Community Impact: There is no community impact.

Agenda Item No.: 26-0043

Meeting Date: 2/4/2026

Department Recommendation: The Department recommends approval.

Project Implications: There are no project implications.

Community Issues/Concerns: There are no community issues or concerns.

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

Fiscal Impact / Funding Source

Funding Line 1:

n/a

1 **A RESOLUTION AUTHORIZING THE IMPLEMENTATION OF A PILOT PROGRAM**
2 **FOR THE REIMBURSEMENT OF CHILD CARE EXPENSES.**

3
4 **WHEREAS**, the Fulton County Board of Commissioners (“BOC”) recognizes that
5 employees play a critical role in the services provided by and the operations of Fulton
6 County Government; and

7 **WHEREAS**, the BOC endeavors to offer benefits that attract and retain quality
8 employees and support employees and their families; and

9 **WHEREAS**, intermittently over the years, Fulton County has offered child care
10 benefits to employees, most recently pursuant to Resolution No. 21-0163; and

11 **WHEREAS**, the BOC desires to explore options for the provision of child care
12 benefits; and

13 **WHEREAS**, Fulton County currently has sufficient funds in the 2025 budget to
14 support a pilot program for the reimbursement of child care expenses; and

15 **WHEREAS**, the implementation of a pilot program will provide Fulton County data
16 regarding employees’ use of the reimbursement of child care expenses benefit; and

17 **WHEREAS**, the implementation of a pilot program that encourages employees to
18 use nearby child care facilities will also spur economic activity in and around downtown
19 Atlanta; and

20 **WHEREAS**, a survey conducted by the Department of Human Resources
21 Management revealed that 166 employees would consider participating in a program of
22 this nature as child care related costs are averaging about \$1,600 monthly per child; and

23 **WHEREAS**, the Fulton County Board of Commissioners has authority, pursuant to
24 the Constitution of the State of Georgia, Article 9, Sec. 2 ¶ 1(a), to adopt and amend
25 reasonable ordinances, resolutions, or regulations relating to its affairs for which no

1 provision has been made by general law and which is not inconsistent with the Georgia
2 Constitution or any local law applicable thereto.

3 **NOW THEREFORE BE IT RESOLVED**, the County Manager, in consultation with
4 the Chief Financial Officer and Chief Human Resources Officer, is authorized to
5 implement a pilot program for the reimbursement of child care expenses for the period of
6 July 1, 2025 through December 31, 2025 and to establish forms, protocols and/or policies
7 necessary for the implementation of the pilot program.

8 **BE IT FURTHER RESOLVED**, that the pilot program for the reimbursement of
9 child care expenses is available to benefits-eligible employees in Fulton County funded
10 positions, and State employees in State funded positions are excluded.

11 **BE IT FURTHER RESOLVED**, that the pilot program for the reimbursement of
12 child care expenses may permit reimbursement up to \$500 per month per employee in
13 year 2025 upon satisfactory proof of the expense as determined by the Finance
14 Department.

15 **BE IT FURTHER RESOLVED**, that the pilot program for the reimbursement of
16 child care expenses is encouraged to support use of child care facilities in and around the
17 Fulton County Government Center and therefore is available for child care expenses
18 originating from the following child care facilities within a 10 mile radius of the Fulton
19 County Government Center: Bright Horizons, Capitol Hill Child Enrichment, Carol's
20 Daughter Learning Center, Kidazzle Child Care Inc-Atlanta Federal Center, Primrose
21 School of Grant Park, and any other child care facility within the same distance if approved
22 by the Chief Human Resources Officer.

1 **BE IT FURTHER RESOLVED**, that the pilot program for the reimbursement of
2 child care expenses is also available for child care expenses originating from child care
3 facilities within a 10 mile radius of an eligible employee's home if approved by the Chief
4 Human Resources Officer.

5 **BE IT FURTHER RESOLVED**, that the total funding for this pilot program shall not
6 exceed \$300,000.00.

7 **BE IT FURTHER RESOLVED**, the County Manager, in consultation with the Chief
8 Financial Officer and Chief Human Resources Officer, is authorized to implement a
9 separate child care program in close proximity to the Rice Street Jail with an emphasis
10 on retaining and recruiting officers assigned to the jail.

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

14
15 **SO PASSED AND ADOPTED**, this 16th day of April, 2025.

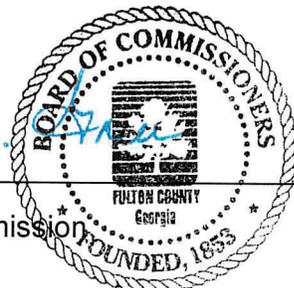
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17 **FULTON COUNTY BOARD OF**
18 **COMMISSIONERS**

19 **Sponsored by:**

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21 
22 _____
23 Robert L. Pitts, Chairman (At-Large)

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25
26 **ATTEST:**

27
28 
29 _____
30 Tonya R. Grier
31 Clerk to the Commission



32
ITEM # 25-0314 SRM 4 / 14 / 25
SECOND REGULAR MEETING

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APPROVED AS TO FORM:



Y. Soe Jo, County Attorney

1 **A RESOLUTION AMENDING RESOLUTION 25-0314 TO WAIVE THE 10-MILE**
2 **RADIUS REQUIREMENT FOR ELIGIBLE EMPLOYEES WHO HAVE ELIGIBLE**
3 **DEPENDENTS ATTENDING CHILD CARE FACILITIES PROVIDING SPECIAL**
4 **NEEDS CARE IF APPROVED BY THE CHIEF HUMAN RESOURCES OFFICER.**

5
6 **WHEREAS**, on April 16, 2025, the Fulton County Board of Commissioners
7 (“BOC”) approved Resolution 25-0314 which created and established a pilot
8 program for the reimbursement of child care expenses; and

9 **WHEREAS**, Resolution 25-0314 provided that reimbursement of child care
10 expenses “is available for child care expense originating from the following child
11 care facilities within a 10 mile radius of the Fulton County Government Center:
12 Bright Horizons, Capitol Hill Child Enrichment, Carol’s Daughter Learning Center,
13 Kidazzle Child Care Inc-Atlanta Federal Center, Primrose School of Grant Park,
14 and any other child care facility within the same distance if approved by the Chief
15 Human Resources Officer”; and

16 **WHEREAS**, Resolution 25-0314 further provided “that the pilot program for
17 the reimbursement of child care expenses is also available for child care expenses
18 originating from child care facilities within a 10 miles radius of an eligible
19 employee’s home if approved by the Chief Human Resources Officer;” and

20 **WHEREAS**, the Chief Human Resources Officer recommended the BOC
21 amend Resolution 25-0314 for employees whose children attend child care
22 facilities for children with special needs that are located outside the geographical
23 limitations of Resolution 25-0314.

24 **NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners
25 of Fulton County hereby amends Resolution 25-0314, to waive the 10-mile radius
26 requirement for eligible employees who have eligible dependents attending child

1 care facilities providing special needs care if approved by the Chief Human
2 Resources Officer.

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

6 **SO PASSED AND ADOPTED**, this 6 day of August, 2025.

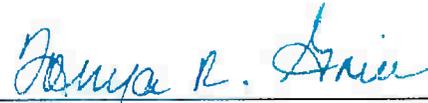
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8 **FULTON COUNTY BOARD OF**
9 **COMMISSIONERS**

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12 Sponsored By:

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16 Robert L. Pitts, Chairman (At-Large)

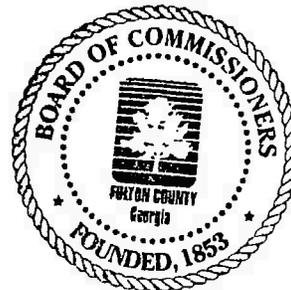
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20 ATTEST:

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24 Tonya R. Grier
25 Clerk to the Commission

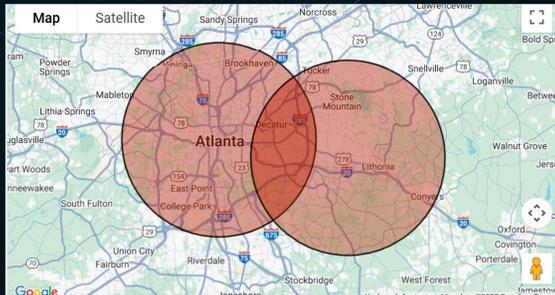
26
27
28 APPROVED AS TO FORM:

29
30
31 
32 _____
33 Y. Soo Jo
34 County Attorney



Childcare Pilot Summary 25-0565

Kenneth L. Hermon, Jr.
Chief HR Officer
August 6, 2025



Overview

- Population: Up to 100 employees may participate in the pilot program.
- Reimbursement : up to \$500/month of eligible childcare facilities expenses
- Childcare Facility: Facilities must be located within 10 miles of Government Center or employee's primary residence.
- Budget: Up to \$300,000 earmarked during the 2025 mid-year budget review
- Duration: July 2025 to December 2025

Our Process

- HR held several work sessions and invited employees to provide feedback
- HR has created an electronic application to ease employees to apply
- Employees will have 7 days to apply
- Participants will be selected via electronic random drawing conducted by DHRM

Who can apply

- County-funded employees required to work onsite or on a hybrid schedule more than 29 hour per week; as required by Department Heads. (Preference will be given to employees required to report 100% onsite)

Employee requirement

- Provide proof of relationship with the child aged 0 to 6 years old
- Employees will have to map the radius of childcare facility in comparison with primary residence or Government center
- Reimbursement contingent on timely proof of payment

Recommendation

- Removed the 10-mile radius requirement for special need facilities

Success of Childcare Pilot & Future Recommendation

Kenneth L. Hermon, Jr.
Chief HR Officer

Top Participating Departments	# of Employees
Sheriff	19
District Attorney	10
Juvenile Court	7
Tax Commissioner	7
Public Defender	6
Superior Court (Gen)	6



Result

- 121 employees applied for the program
- Provided reimbursements to 103 employees
- Monthly childcare cost averaged \$831; with the highest reported \$3,941
- Monthly reimbursement ranged from \$41 to \$500 max
- Spent \$221,813 of the \$300,000 allocation; 26% under budget
- Participants provided great feedback on the impact of the program

Recommendation to consider if continued

- End reimbursement in November to facilitate end-of-year fiscal close
- Allow Chief HR Officer to increase number of participants without exceeding the budgetary amount
- Reimburse for only check, credit card, debit card transaction or similar
- Explore outsourcing program to a third party
- Participants shared feedback on the program: <http://tiny.cc/5tpx001>



Child Care Pilot Testimonies

Overall
Experience
Testimony

Extremely
Positive

The childcare pilot program was great. Daycare is extremely expensive and to be able to receive a reimbursement for what I pay helped out so much. A true blessing.

Extremely
Positive

The pilot program was a great experience, and I am grateful for the opportunity. In today's economy, many working parents are struggling to keep up with rising costs, including childcare. The \$500 assistance was greatly appreciated; however, my only suggestion would be to allocate the funds on a per-child basis or increase the overall amount based on the number of qualifying children.

As a mother of a child over the age of six, I would also suggest extending the age cutoff to 10 years old, as children at that age are often still in elementary school and continue to require before- and after-care services.

Extremely
Positive

The childcare reimbursement program has been a positive experience. The process is simple, communication is clear, and the reimbursements are handled in a timely manner. I appreciated being a part for the pilot program and I hope it continues for the new year.

Thank you,
Janene Smith

Extremely
Positive

i live in a small town where the school system is not the best and it is hard to get home from work to get my child on time so with this program, I'm able to pay for private school in Atlanta and he gets an amazing education and I'm not in a panic trying to get to him. this program has been a haven sent it should not be a lottery it should be permanent and open to all families that need it. i am appreciative and will shout it to the rooftops if need be.

My overall experience with the childcare assistance program has been positive. The assistance has helped reduce the financial burden of childcare and made it possible for me to continue working and/or attending school while ensuring my child is in a safe and supportive environment.

Communication was generally good, but more timely updates regarding application status, renewals, or changes would be helpful.

Extremely Positive

The application process was somewhat tedious due to the limited types of documentation that were accepted. For example, monthly statements were allowed, but those statements were often not available until after the application due date. Additionally, there were instances where certain documents were accepted or rejected depending on the individual verifying the application, which made the process feel inconsistent.

I appreciate the support this program provides to families and am thankful for the opportunity to participate. Continued improvements would make the program even more effective for parents and caregivers.

Extremely Positive

This pilot program was extremely helpful with the increasing expense of childcare. Having to work in office, full-time can be difficult with a small child. Having the support of a program based through my employment was an overall blessing. I am hopeful the program continues as it is a great incentive to continue the great work that I do with Fulton County.

Extremely Positive

This pilot program was such a good incentive in helping employees. With the rising cost of everything and the high cost of childcare expenses it was nice to have a bit of help to ease the financial cost. It was great that the County offered this benefit. I do hope it will remain and give the opportunity for everyone to participate if they qualify, instead of just a select few.

Extremely Positive

This was such an amazing help, i really appreciate you all giving back i hope this comes back next year because it made all the difference. Thank you thank you and thank you!

My daughter Zuri Franklin was born on September 14, 2021, but was not able to start the GA PreK program until August of 2026 due to the September 1 cutoff date.

Extremely Positive

Zuri is a very smart toddler who stated she wants to go to school. This program allowed her to attend the Westside School and has helped her to develop social skills, learn some of her numbers, and write and learn her alphabets.

Thank you to the Board of Commissioners for considering this great pilot program and for giving Zuri an opportunity to get an early start on her educational journey.

Extremely Positive

I am extremely grateful for this support and added benefit. It has been a game changer for our family. Because of the extra funds, we were able to place our daughter in a daycare that is closer to home, and more active in the community. This program is a big step in the right direction. Please continue it. Please enhance it.

Extremely Positive

The entire process was relatively easy. The only issue that I faced in the process, was the initial employment verification form having to be signed by the department head. Once I spoke to HR about it they simplified the process by adding a form to the employee website. The instructions, requirements, and expectations were straight forward and easy to understand. The website that we used to submit documents was very easy to follow. Overall, I have no complaints, I only have gratitude.

Extremely Positive

With 2 children under the age of 3 in daycare with tuition being a little over \$3900 a month, the childcare reimbursement greatly helped in offsetting some of the costs my family faces since the cost of daycare alone is more than one of my take home paychecks. I sincerely hope that the county not only continues the program, but expands it to include more employees, especially since I personally am about to have 3 children under 3 years old in daycare.

Extremely Positive

As many know, childcare is a significant expense on its own, in addition to the many other costs families face. This program was an amazing experience and a true blessing to me and so many others. Receiving reimbursement for at least half—and in some cases more than half—of the monthly childcare costs made a tremendous difference for me as a parent. It lifted a huge weight off my shoulders and allowed me to cover childcare expenses without having to take funds away from other essential household bills while both parents worked. I pray Fulton County is able to find the funds to continue and hopefully more employees get the opportunity and chance to receive it. Thank you!!

This childcare pilot program was immensely helpful in easing the financial burden that daycare places on my family, and I am extremely grateful that the county chose to pursue this initiative. I am hopeful that the county will choose to make this program permanent.

Extremely Positive

The implementation of the program worked fairly well. The only difficulties I encountered were related to the specifics required of the documentation. For one of the months, my daycare payment occurred at the end of the month and therefore did not appear on that month's statement but instead on the next month's statement. As such, I was not able to use that month's statement for the document submission and had to instead use a number of screenshots that hopefully captured the required information.

Besides that, the document submission process was relatively easy, and I did not encounter any major issues.

Thank you to everyone involved in making this pilot program possible!!

Extremely Positive

It was so meaningful to be chosen for this program, and to receive help from the county for my child's care. It makes me feel as though my family's wellbeing is important. Continued participation in the program would be a huge plus to continuing to work for the county!

Extremely Positive

The process was seamless. Was able to easily input the information needed and receive the benefit.

Extremely Positive
 The Pilot Program has been such a BLESSING for me!! I have full custody of my grandbaby (Blessyn) that was unexpected and financially difficult for me. Having to pay daycare was a lot of pressure for me but with the childcare pilot program I have been able to breathe again and not stress as much. I want to say Thank you for making this possible for me by taking a lot of weight off my back. I sincerely THANK YOU!!!

Extremely Positive
 I did not get selected for the pilot program originally and of course it was hurt by it but I knew that the program was done fairly and everyone who got it, deserved it just as much. I got an email to join a meeting in December and was told that some funds were left over, and that I was able to submit my documentation and receive funds that were backdated and it was right in time for the Christmas holiday. The part that I was so grateful for is that they really did what they said and used the funds for those who they could, and anything left over, they helped the rest of us that were not able to get in the program. They stuck to exactly what they said and tried so hard to help all of us in some kind of way. I was so grateful and appreciative

I am sincerely grateful and honored to have been selected as a participant in the 2025 Childcare Pilot Program. Thank you for your compassionate leadership and for recognizing the real challenges faced by working parents across Fulton County Government.

As a Full-time mother and a long-serving Fulton County employee, this program has been beneficial in more ways than I can fully express. The nature of my role often requires extended and unpredictable work hours, and the cost of childcare and aftercare can be overwhelming. The support provided through this pilot has brought both financial relief and peace of mind, allowing me to focus more fully on my responsibilities at work while knowing my child is cared for.

Extremely Positive
 I am extremely proud to be a Fulton County employee and deeply appreciate leadership that continues to invest in initiatives that support employees and their families. This program is a powerful example of Fulton County's commitment to its workforce, and I truly pray that the Childcare Program will continue and expand in the future so that even more families can benefit.

As you consider the future of this initiative, I respectfully offer one piece of feedback: factoring in employee tenure and seniority, as well as agency or departmental needs, may further strengthen the program's impact. Certain departments with demanding schedules could greatly benefit from continued consideration as this program evolves.

Thank you again for your vision, dedication, and continued commitment to making Fulton County an exceptional place to work. I am truly grateful for this opportunity and for the chance to share my experience to help shape the future of this program.

With sincere appreciation,
 Lieutenant Shameka Escoffery , Fulton County Sheriff's Office

Somewhat Positive
 I was bummed I was not selected in the lottery, but luckily the program was able to be expanded at the end of the year for 60% and I could be a part of that. My childcare cost for one child is more than my mortgage each month. Having that payment come back to cover one month of childcare helps a lot in yearly costs,



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 26-0044

Meeting Date: 1/21/2026

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

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