

# FULTON COUNTY BOARD OF COMMISSIONERS

## RECESS MEETING

June 21, 2017

10:00 AM



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



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## MINUTES

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**This document is tentative, has not been ratified or approved by the Board of Commissioners, and is not binding on the County or any officer.**

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**Scheduled date for ratification: July 19, 2017**

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**CALL TO ORDER:** Chairman John H. Eaves

**10:00 a.m.**

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

John H. Eaves, Chairman (District 7, At-Large)

**PRESENT**

Liz Hausmann, Commissioner (District 1)

**PRESENT**

Bob Ellis, Vice-Chairman (District 2)

**PRESENT**

Lee Morris, Commissioner (District 3)

**PRESENT**

Vacant, (District 4)

**VACANT**

Marvin S. Arrington, Jr., Commissioner (District 5)

**PRESENT**

Emma I. Darnell, Commissioner (District 6)

**PRESENT**

**INVOCATION:** Reverend Clifton Dawkins, Jr., County Chaplain

**PLEDGE OF ALLEGIANCE:** Recited in unison.

**ALSO PRESENT:** Dick Anderson, County Manager; Patrise Perkins-Hooker, County Attorney; Jerolyn Ferrari, Deputy County Attorney; Todd Long, CSO; Tonya Grier Interim Clerk to the Commission; Edward Leidelmeijer and Denise Fraser (Commissioner Hausmann's Office); Harriet Thomas (Commissioner Morris' Office); Dorsha Dawkins (Commissioner Arrington's Office); Fred Hoffman (Commissioner Ellis' Office); Hakeem Oshikoya, Finance Director; Nikki Peterson (Clerk to the Commission Office) and Chad Carlisle (Information Technology).

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## **CONSENT AGENDA**

### **Board of Commissioners**

#### **17-0499 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 Recess Meeting Agenda for separate consideration. (ADOPTED AS AMENDED)

**A motion was made by Commissioner Morris and seconded by Commissioner Darnell to adopt the Consent Agenda as amended by removing items #17-0505 and #17-0507 for separate consideration.**

**The motion passed by the following vote:**

**Yeas: 6 - Eaves, Hausmann, Ellis, Morris, Arrington, Darnell**

**Tonya Grier, Fulton County Interim Clerk to the Commission** - "Page 2 Consent Agenda. **#17-0499.** 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 Recess Meeting Agenda for separate consideration. Mr. Chairman and members of the Board, we have a request from Commissioner Darnell to remove two items from the Consent Agenda for separate consideration. On page 3. Under All People are Self-sufficient. **#17-0505.** Aging and Youth. Request ratification of emergency purchase orders Fulton County Senior Collaborative, LLC; Atlanta, Georgia. Senior Services North Fulton, Incorporated; Alpharetta. South Fulton Senior Services, Incorporated to provide aging services. Also on page 4. Under All People are Culturally and Recreationally Enriched. **#17-0507.** Parks and Recreation. Request approval to accept a donation from the Atlanta Hawks Foundation, Incorporated; enter into a Memorandum of Understanding with the Atlanta Hawks foundation Incorporated to provide for use of a donation to enter into Creel Park Court renovation agreement with CBA Sports to renovate the basketball courts at Creel Park; to authorize the Chairman to execute the MOU and CBA agreement; and authorize the County Attorney to approve the form and substance of the MOU and CBA agreement and make any modifications."

**Commissioner Hausmann** - "And these are just to be moved to the regular agenda?"

**Clerk Grier** - "That's correct, for separate consideration."

**Chairman Eaves** - "All right. Commissioner Ellis."

**Vice-Chair Ellis** - "We're still on the adoption of the agenda? Never mind."

**Chairman Eaves** - "All right. Is there a motion to approve the Consent Agenda as amended?"

**Commissioner Morris** - "So moved."

**Commissioner Darnell** - "Second."

**Chairman Eaves** - "Let's vote, please." **Clerk Grier** - "The motion to adopt the Consent Agenda as amended is approved. Six yeas, zero nays"

**17-0500 Board of Commissioners**

[Proclamations for Spreading on the Minutes. \(SPREAD ON THE MINUTES UPON ADOPTION OF THE CONSENT AGENDA\)](#)

Proclamation recognizing "Chuck Wiley Day." (**Arrington**)  
June 8, 2017

Proclamation recognizing "Sergeant William Michael Frey Appreciation Day." (**Eaves**)  
June 17, 2017

Proclamation recognizing Reverend Timothy Flemming, Sr. Appreciation Day." (**Eaves**)  
June 18, 2017

Proclamation recognizing "Reverend Jasper W. Williams, Jr. Appreciation Day." (**Eaves**)  
June 18, 2017

**All People are safe**

**17-0501 Sheriff**

[Approval of an Intergovernmental Agreement between the City of Roswell and Fulton County, Georgia for the housing of the City of Roswell inmates at the Rice Street and Alpharetta Jail Facilities at a rate of \\$38.00 per inmate to be reimbursed to Fulton County. \(APPROVED UPON ADOPTION OF THE CONSENT AGENDA\)](#)

**17-0502 Police**

Alcoholic Beverage License – Request approval for license application submitted by Balaji Food & Gas Management d/b/a Peach Express #2, for the retail sale of wine and malt beverages at 4285 Roosevelt Highway, College Park, GA 30349. (APPROVED UPON ADOPTION OF THE CONSENT AGENDA)

**17-0503 Superior Court Clerk**

Request approval to amend an existing contract - Clerk of Superior Court, RFP# 14RFP94020A-CC Technical Website RE-Design/Development/Hosting, in the amount of \$13,425.00 with Icon Enterprises Inc. d/b/a CivicPlus (Manhattan, KS) to provide additional website services. Effective upon BOC approval. (APPROVED UPON ADOPTION OF THE CONSENT AGENDA)

**All People are self-sufficient**

**17-0504 Aging and Youth Services**

Request approval to amend an existing contract – Department of Senior Services, 16RFP02082016A-CJC, Senior Transportation Services at no additional cost with Transdev Services, Inc., (Chicago, IL) to include the Vehicle Leasing Agreement as part of the Agreement, for the use of eight (8) County vehicles. Effective upon BOC approval. (APPROVED UPON ADOPTION OF THE CONSENT AGENDA)

**17-0505 Aging and Youth Services**

Request ratification of emergency purchase orders - Aging and Youth Services, Bid#11RFP79965A-CC, Aging Services in the total amount of \$3,256,625.00 with the (A) Fulton County Senior Collaborative, LLC (Atlanta, GA) in the amount of \$1,548,790.00, (B) Senior Services North Fulton, Inc. (Alpharetta, GA) in the amount of \$825,328.00, and (C) South Fulton Senior Services, Inc. in the amount of \$882,537.00 to provide Aging Services. (APPROVED)

**ITEM REMOVED FROM THE CONSENT AGENDA FOR SEPARATE CONSIDERATION AS REQUESTED BY COMMISSIONER DARNELL.**

**A motion was made by Commissioner Darnell and seconded by Commissioner Arrington to approve.**

**The motion passed by the following vote:**

<b>Yeas:</b>	<b>5 - Hausmann, Ellis, Morris, Arrington, Darnell</b>
<b>Absent:</b>	<b>1 - Eaves</b>

**Tonya Grier, Fulton County Interim Clerk to the Commission** - "And we had two items that were removed from the Consent Agenda for separate consideration requested by Commissioner Darnell. First item on page 3."

**Commissioner Darnell** - "Move approval. I have information."

**Commissioner Arrington** - "Second."

**Clerk Grier** - "Okay. That's #17-0505."

**Commissioner Darnell** - "I have a question. Just one question about #505."

**Vice-Chair Ellis** - "Commissioner Darnell, go ahead."

**Commissioner Darnell** - "Good afternoon."

**Dr. Pamela Roshell, Aging and Youth Services Director** - "Good afternoon, Commissioner Darnell."

**Commissioner Darnell** - "I wanted to ask with respect to the reason in the record that we received regarding this emergency purchase order. I wanted to get clarification just for the benefit of the public. By the approval of this emergency purchase order, we will be able to continue services to our neighborhood centers as well as in the other areas where we contract services to outside firms till the end of the year. They're will be no disruption of services this year; however, because of the -- your evaluation of the proposal, you did really reject all of them; is that correct? And you will be drawing back

out again for proposals? I need to use these three minutes to clarify what this really means. It means that the contractors will work with us for Central Fulton, North Fulton, and South Fulton their proposals were not accepted; is that correct?"

**Dr. Roshell** - "Yes, ma'am. The proposals came in at approximately --"

**Commissioner Darnell** - "Give us the reason."

**Dr. Roshell** - "The proposal came in at approximately \$873,000 above what we expected them to be. We did expect there to be some an increase. This was the end of the renewal --"

**Commissioner Darnell** - "Above your budget?"

**Dr. Roshell** - "Yes, ma'am, above our budget. And so working with purchasing, we are going to rebid for all of the services. And we will of course be continuing the services through the end of the year. We are going to rebid the services so that we can put the services in place to continue starting January 2018."

**Commissioner Darnell** - "Just for the information, would you just give us the services that are affected by this action."

**Dr. Roshell** - "Yes, ma'am. The management of the neighborhood centers, delivery of home delivered meals, case management services, and volunteer services which have previously been bundled into one contract for each of these vendors and have been provided through that provision of a bundled contract."

**Commissioner Darnell** - "So it was the opinion of the evaluation -- your conclusion at the end of the evaluation process was that the dollars submitted or proposed were not consistent with the quality of work which you expected or was it that their cost proposal was is consistent with your budget."

**Dr. Roshell** - "The cost proposal was inconsistent with our budget. And the costs proposals did not significantly increase the amount of service we would have been able to provide for the increased cost."

**Commissioner Darnell** - "That's all I had. Mr. Vice-Chairman. Others may have other questions."

**Vice-Chair Ellis** - "Any other questions?"

**Commissioner Hausmann** - "Yes."

**Vice-Chair Ellis** - "Commissioner Hausmann."

**Commissioner Hausmann** - "So you take all three together or separately?"

**Dr. Roshell** - "So for this cycle, we had bundled all of the services that I mentioned together. The contractors that bid on those bundled services were the South Fulton Senior Services, the Fulton County Collaborative, and Senior Services of North Fulton."

**Commissioner Hausmann** - "Correct. And they've all been provided for a long time for us."

**Dr. Roshell** - "Yes, ma'am."

**Commissioner Hausmann** - "And I know we work very closely with them. So I'm curious how there can be such a discrepancy. Was this a surprise?"

**Dr. Roshell** - "Yes, it was. We did expect that there would be some increase because these contracts had been in place with a five-year renewal. This is the end of that renewal period and so that is how we came to rebidding the contracts because we were at the end of the renewal period. So we expected some increase because they have been provided the services over the five-year period, but not to the tune of over \$800,000."

**Commissioner Hausmann** - "But that's collective; correct?"

**Dr. Roshell** - "Collective, yes."

**Commissioner Hausmann** - "Is there -- where they all over or collectively they were over?"

**Dr. Roshell** - "Yes, they were all over."

**Commissioner Hausmann** - "So they were all outside of your accepted range because you knew there was going to be an increase. All three were over and above that?"

**Dr. Roshell** - "Yes."

**Commissioner Hausmann** - "What sort of conversations are going on with this point with our providers on these issues?"

**Dr. Roshell** - "What we are doing now is informing them that we will be rebidding the contracts we will let them know that they will be paid for the remainder of the year that have already been paid for January through March. And so they will be paid from a combination of general fund and grant to fund dollars that were already appropriated for these services."

**Commissioner Hausmann** - "Sounds like a very serious issued you're dealing with. There's not a whole lot of service providers out there in this area as you know. I was unaware of this obviously. But I'm not sure what to even expect them to come back with

unless their scope is changing drastically from their current service level. And I'm not hear you say that."

**Dr. Roshell** - "Well, what we will plan to do is use a new business model which will be to unbundle the services. I think that that will increase competition. So for example there are many providers that could possibly provide case management services as a standalone. But in a bundled fashion with case management, home delivered meals, volunteer services may not be able to do that. So the plan is to unbundle all of the services and rebid them in group so that provider can bid on all of the services as one or a provider can bid on -- or potential provider can bid on one service that they may have an area of expertise."

**Commissioner Hausmann** - "This is in no way a sign that we are unsatisfied with our current services?"

**Dr. Roshell** - "No, ma'am. It was purely based on the expectation that we had of some increase, but not to the tune that we were unable to support in our current budget."

**Commissioner Hausmann** - "All right. I'd like to have a meeting on this off-line to get a total update thank you."

**Dr. Roshell** - "You're welcome."

**Vice-Chair Ellis** - "Thank you. Any other questions? The vote is open."

**Commissioner Darnell** - "Move approval."

**Clerk Grier** - "The vote is open on the motion to approve. Has everyone voted? And that motion passes. Five yeas, zero nays."

**All People are culturally and recreationally enriched**

**17-0506 Arts and Culture**

[Request approval of a Resolution to accept a donation on behalf of the Fulton County Arts and Culture Department in the amount of \\$500.00 from The Woodruff Arts Center in honor of Commissioner Joan P. Garner's commitment and dedication to her constituents. It is Woodruff Arts Center's hope that this donation will honor her legacy of service and the impact she had on the Fulton County arts community. \(APPROVED UPON ADOPTION OF THE CONSENT AGENDA\)](#)

**17-0507 Parks and Recreation**

Request approval to (A) accept a donation from the Atlanta Hawks Foundation, Inc., in the amount of \$47,639.29 for renovation of basketball courts at Creel Park; (B) enter into a Memorandum of Understanding (MOU) with the Atlanta Hawks Foundation, Inc. to provide for use of the donation; (C) to enter into Creel Park Court Renovation Agreement with CBA Sports to renovate the basketball courts at Creel Park, using the donation from the Atlanta Hawks Foundation, Inc., with the County authorized to expend up to \$2,499.00 for the renovation work, (D) authorize the Chairman to execute the MOU and CBA Agreement, and (E) authorize the County Attorney to approve the form and substance of the MOU and the CBA Agreement and make any modifications, prior to execution by the Chairman. (APPROVED)

**ITEM REMOVED FROM THE CONSENT AGENDA FOR SEPARATE CONSIDERATION AS REQUESTED BY COMMISSIONER DARNELL.**

**A motion was made by Commissioner Darnell and seconded by Commissioner Arrington to approve.**

**The motion passed by the following vote:**

**Yeas: 5 - Hausmann, Ellis, Morris, Arrington, Darnell**  
**Absent: 1 - Eaves**

**Tonya Grier, Fulton County Interim Clerk to the Commission** - "On page 4. **#17-0507**. Parks and Recreation. Request approval to accept a donation from the Atlanta Hawks Foundation, enter into a Memorandum of Understanding with Atlanta Hawks Foundation, Incorporated, to provide for the use of the donation, to enter into Creel Park Court Renovation Agreement with these CBA sports to renovate the basketball courts at Creel Park."

**Commissioner Darnell** - "Thank you, Ms. Clerk. Mr. Chairman, members of the Board, I wanted to ask Parks Department Manager to give us the information frankly for the general public. This particular action item is a resolution of a major concern in this community about Creel Park. Mr. Phillips, I want you to notify the Board as well as the general public of yet another step that we've taken to show the community that supports Creel Park that we respect them. And we are going to do what we can with our limited resources to bring that park back to what it should be. Would you just give the Board a very brief background on that how we were able to -- working with the Atlanta Hawks Foundation to get this done."

**Tony Phillips, Parks and Recreation Director** - "Thank you, Commissioner Darnell. Good afternoon, Commissioners. This item is a donation from the Atlanta Hawks Foundation in the amount of \$47,639.29 for the renovation of an outdoor basketball court at Creel Park. It is also inclusive of a Memorandum of Understanding with the

Atlanta Hawks Foundation for the use of that donation as well as the renovation with CBA sports. CBA is the preferred vendor for the Hawks. As many of you may be aware, we have had an ongoing partnership with the Atlanta Hawks Foundation for the last few years. In 2015, we did a similar project at Welcome All Park. Last year, 2016, we were able to complete a similar project at Cliftondale Park. And as proposed this afternoon we will do so again at Creel Park. These have all been -- the two previous ones are qualified successes providing assets that in our communities that otherwise may not have been at least not at the time -- we've also had other opportunities to work with the Hawks with basketball camps, coaching clinics, Martin Luther King weekend events with some of our youth at the Hawks, and also sponsoring a back-to-school event. Creel Park has been a concern of that community for some time. As you are well aware, Commissioner Darnell, the county invested in renovating tennis courts they are just last year. That also was a success and this is yet another step in the direction making sure that we revitalize parks where we can. And so we're looking forward upon approval of being able to bring this project forward in benefiting not only the park but the surrounding community."

**Commissioner Darnell** - "Thank you very much, Mr. Phillips. And of course we can communicate our thanks to those citizens who will work with you and the staff and the Hawks to get this done. This is not all the Hawks have done to help the children of this neighborhood. This is a neighborhood where police are working very hard with their community programs also. And so it is a coordinated effort. And we are hoping that what you have planned and what you have already started to get a campaign of schools to work with us on these programs will also be successful. So please communicate to the community. Of course we have first-class tennis courts over there already that they worked to get done that we certainly appreciate them hanging in there with us. Probably going to cut down on the questions at the town hall meeting a little bit."

**Mr. Phillips** - "Just a little."

**Commissioner Darnell** - "We always have delegation from Creel Park."

**Mr. Phillips** - "Yes, ma'am."

**Commissioner Darnell** - "Thank you very much. I think that it's best to show them that tell them. And this is the day where we are showing people that they matter. We started off this morning with the tax matter because they want to know what we're going to do rather than talk. Thank you very much."

**Mr. Phillips** - "Thank you."

**Commissioner Darnell** - "If any other member of the board had any more questions. I didn't mean to cut it off."

**Commissioner Arrington** - "Did you want to move approval?"

**Commissioner Darnell** - "Oh, yes, move approval."

**Commissioner Arrington** - "Second."

**Commissioner Darnell** - "With commendation."

**Vice-Chair Ellis** - "The vote is open."

**Clerk Grier** - "And the motion to approve passes. Five yeas, zero nays."

<b>All People trust government is efficient, effective, and fiscally sound</b>
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**17-0508 Finance**

Approval of the May 2017 Refund Report. **(APPROVED UPON ADOPTION OF THE CONSENT AGENDA)**

**17-0509 Finance**

Approval of the May 2017 Payment Voucher Expenditure Report. **(APPROVED UPON ADOPTION OF THE CONSENT AGENDA)**

**17-0510 Finance**

Ratification of the May 2017 Grants Activity Report. **(APPROVED UPON ADOPTION OF THE CONSENT AGENDA)**

**17-0511 Board of Registration and Elections**

Request approval to set the Qualifying Fee for Fulton County Office to fill the unexpired term in the November 7, 2017 Special Election. **(APPROVED UPON ADOPTION OF THE CONSENT AGENDA)**

**17-0512 Information Technology**

Request approval to amend an existing contract – FCIT (Fulton County Information Technology) Bid# 17ITB104198B-BR, Wireless Services and Equipment, in the amount of \$0.00 with AT&T Mobility, LLC (Atlanta, GA) to provide wireless communication services and equipment. Effective upon BOC approval. **(APPROVED UPON ADOPTION OF THE CONSENT AGENDA)**

- 17-0513 Purchasing and Contract Compliance**  
Request approval to accept a name change and authorizing the Department of Purchasing & Contract Compliance to reflect the name change of 100 Peachtree Street JV Owner. LLC to 100 Peachtree Property LLC for Contract # 17SC1 05576A-FB. Effective upon BOC approval. (APPROVED UPON ADOPTION OF THE CONSENT AGENDA)
- 17-0514 Purchasing and Contract Compliance**  
Request approval to accept a name change and authorizing the Department of Purchasing & Contract Compliance, to reflect the name change of SunGard Public Sector, LLC, a Florida limited liability company to Superion, LLC, a Florida limited liability company for Contract No. 16RFP103059C-CL, Computer Aided Dispatch and Records Management System Implementation. Effective upon BOC approval. (APPROVED UPON ADOPTION OF THE CONSENT AGENDA)
- 17-0515 Real Estate and Asset Management**  
Request ratification of an emergency purchase order - Department of Real Estate and Asset Management, Emergency Purchase Order #17SC108279K in the amount of \$333,432.00 with Western Waterproofing Company of America (Atlanta, GA) to provide and install scaffolding and related equipment for overhead protection at the Fulton County Lewis R. Salton Courthouse for a period of three years. Effective upon approval by the BOC. (APPROVED UPON ADOPTION OF THE CONSENT AGENDA)

## **RECESS MEETING AGENDA**

### **Board of Commissioners**

#### **17-0516 Board of Commissioners**

[Adoption of the Recess Meeting Agenda. \(ADOPTED AS AMENDED\)](#)

A motion was made by Commissioner Darnell and seconded by Commissioner Morris to adopt the Recess Meeting Agenda as amended by removing item #17-0539 as requested by the Tax Commissioner; revising the title of the Proclamation recognizing "Empowerment Resources Center Appreciation Day to read "Take Charge. Get Tested™. Day" as requested by Commissioner Arrington; adding a Proclamation recognizing "Chattahoochee High School Boys' Soccer Appreciation Day." as requested by Commissioner Hausmann; a Fulton County Board of Tax Assessors' appointment as requested by Commissioner Hausmann; items #17-0546, #17-0547, #17-0548 as requested by the County Manager and item #17-0549 as requested by Chairman Eaves, Vice-Chairman Ellis and Commissioner Hausmann; moving up item #17-0549 after Public Hearings as requested by Chairman Eaves; and hearing together items #17-0482 and #17-0524 as requested by Vice-Chairman Ellis.

The motion passed by the following vote:

Yeas: 6 - Eaves, Hausmann, Ellis, Morris, Arrington, Darnell

**Tonya Grier, Fulton County Interim Clerk to the Commission** - "On page 5. Recess Meeting Agenda.

c#17-0516. Adoption of the Recess Meeting Agenda. Mr. Chairman and members of the Board, we have amendments to today's Recess Meeting Agenda. Items to be removed from the Recess Meeting Agenda: The Tax Commissioner on page 15 wants to remove his item **#17-0539**. Request approval of the revised city of South Fulton tax collection. Items to be revised on today's agenda: We have a proclamation for the Empowerment Resource Center on page 6. **#17-0518**. The proclamation title should read "Take Charge Get Tested Day." That's sponsored by Commissioner Arrington. Items to be added to the Agenda: We have a proclamation sponsored by Commissioner Hausmann. Proclamation recognizing "Chattahoochee High School Boys' Soccer Appreciation Day." A Board Appointment. **#17-0542**. That's on the printed agenda on page 17. Commissioner Hausmann has nominated Mr. Fitzgerald to replace

Mr. Dylan H. Fries for a Full Board Appointment to a term ending June 30th, 2021. We have County Manager Items: **#17-0546**. State Court. Request approval to amend the existing e-filing system to remove e-filing services for State Court from the scope of the contract and leave all other terms and conditions in effect. And authorize the Chairman to execute the amended contract and the County Attorney to negotiate and approve the amended contract as to form **#17-0547**. State Court. Request approval to approve a revenue-generating contract to provide an integrated electronic filing system for all case types within the jurisdiction of State Court and authorize the Chairman to execute the contract and authorize the County Attorney to negotiate and approve the contract as to form. **#17-0548**. The Chair request approval to extend an existing contract to provide inmate food services to inmates housed at the Fulton County Jail, Alpharetta Jail, Marietta Annex, and South Fulton Municipal Regional Jail. And the last add-on for today is **#17-0549**. It's a resolution. Request approval of a resolution of the Fulton County Board of Commissioners to correct any errors relating to the Fulton County's 2017 Tax Digest and assessment notices and for other purposes. This is sponsored by Chairman Eaves, Vice-Chairman Ellis, and Commissioner Hausmann."

**Chairman Eaves** - "Thank you, Madam Clerk. Just a couple suggested amendments or changes to the agenda, the flow that is. On page 2 of the addendum that was distributed by the Clerk's Office, Item **#17-0549**. Request approval of a resolution to correct errors for the 2017 Tax Digest. I'd like to have that item taken up, Commissioners, right after the Public Hearing portion of the public comments from our public and before the zoning. Secondly, on page 2 of the addendum with the Sheriff's food contract, I'd like to know if a representative of the Sheriff's office will be here when we take up this item later on this afternoon. So those are the two changes to the agenda. Vice-Chair Ellis."

**Vice-Chair Ellis** - "Just one request to change Item **#0482** and Item **#0524**. They are somewhat related items. I've spoken with the District Attorney, we'd like to take those together and that it be available earlier this afternoon in terms of timing of the agenda. I'd like to bring those forth right around the same time."

**Commissioner Morris** - "I'm sorry. What pages are those on again?"

**Vice-Chair Ellis** - "**#0524** is on page 11; and **#0482** is on page 15."

**Chairman Eaves** - "Commissioner Morris."

**Commissioner Morris** - "Just for the sake of moving things along, I understand that we agreed with respect to the zoning matters on page 7, 8, 9, and 10 that we were going to hold those -- last meeting we agreed to hold those until the July 19th meeting. If we can just go ahead and do that as part of the agenda today to affirm that we're going to hear those on July 19th and not today. To hold those today would perhaps help."

**Chairman Eaves** - "Commissioner Darnell."

**Commissioner Darnell** - "It's my understanding that these items were to be held until today. And that if we considered a further hold, we would have to take additional action today. Of course the record will reflect what we did, but it's my understanding that we approved holding these items until today. And if we want to extend the time until July 12th then we would do so. I could be wrong about that but maybe the Clerk can correct me."

**Commissioner Morris** - "I thought the motion was for four weeks which would put it obviously --"

**Commissioner Darnell** - "Then I'm sure that the Clerk's record will show that I'm in error. Was it for four weeks or two weeks?"

**Clerk Grier** - "The motion actually to deny failed on #67-- 17, so they were brought back to this meeting."

**Commissioner Darnell** - "Was there a motion to hold for four weeks? I don't recall one."

**Clerk Grier** - "No, ma'am."

**Commissioner Darnell** - "Thank you."

**Commissioner Morris** - "Then I will stand corrected and we can make that motion when they come around."

**Commissioner Darnell** - "All right. Thank you."

**Chairman Eaves** - "Commissioners, is there a motion?"

**Commissioner Darnell** - "Mr. Chairman, I think when we get to that item I think we'll probably take a motion."

**Chairman Eaves** - "All right. Is there motion to approve the Regular Meeting Agenda as amended?"

**Commissioner Darnell** - "So moved."

**Commissioner Morris** - "Second."

**Chairman Eaves** - "Seconded by Commission Morris. Let's vote, please."

**Clerk Grier** - "The motion to approve today's Recess Meeting Agenda as amended passes. Six yeas, zero nays."

**17-0517 Board of Commissioners**  
[Ratification of Minutes. \(RATIFIED\)](#)

Recess Meeting Minutes, May 17, 2017  
Regular Meeting Post Agenda Minutes, June 7, 2017

**A motion was made by Chairman Eaves and seconded by Commissioner Darnell to ratify the meeting minutes.**

**The motion passed by the following vote:**

**Yeas: 6 - Eaves, Hausmann, Ellis, Morris, Arrington, Darnell**

**Tonya Grier, Fulton County Interim Clerk to the Commission - "#17-0517.**  
Ratification of minutes: Recess Meeting Minutes, May 17th, 2017; Regular Meeting Post Agenda Minutes, June 7th, 2017."

**Chairman Eaves - "Move approval. Is there second?"**

**Commissioner Darnell - "Second."**

**Chairman Eaves - "Let's vote, please."**

**Clerk Grier - "Motion to ratify Meeting Minutes passes. Six yeas, zero nays."**

**17-0518 Board of Commissioners**  
[Presentation of Proclamations and Certificates. \(PRESENTED\)](#)

Proclamation recognizing "Department of Public Works and Veolia Water Appreciation Day." **(BOC)**

Proclamation recognizing "Code Enforcement Appreciation Day." **(BOC)**

Proclamation recognizing "Jasmine Stewart Appreciation Day."  
**(Hausmann)**

Proclamation recognizing "Beulah Boys Appreciation Day." **(Arrington)**

Proclamation recognizing "Empowerment Resources Center Appreciation Day." "Take Charge. Get Tested™. Day" **(Arrington)**

\*Proclamation recognizing "Chattahoochee High School Boys' Soccer Appreciation Day." **(Hausmann)**

*\*added during the meeting*

**Tonya Grier, Fulton County Interim Clerk to the Commission** - "Page 6. #17-0518. Presentation of Proclamations and Certificates. The first proclamation is recognizing the "Department of Public Works and Veolia Water Appreciation Day" sponsored by the Full Board of Commissioners."

**Chairman Eaves** – "Well, ladies and gentlemen, this seemingly is almost an annual phenomenon here in terms of giving recognition to this wonderful partnership with the Public Works Department and Veolia Water for the great quality of water and all the efforts and education that's done in the northern part of our county. So it is my pleasure behalf the Board -- this is a Full Board Proclamation. The Board of Commissioners encourages further efforts to maintain complete and consistent committed compliance in support of the Board's policies to create a safe and healthy environment for all of its citizens; and whereas, the Fulton County Board of Commissioners finds that the protection of the environment is vital to the health, safety, welfare, and economic progress of Fulton County and its citizens; whereas, the Department of Public Works demonstrates its commitment to provide safe drinking water to allow the collection and treatment of wastewater to improve our environment and communities; and whereas, under the excellent leadership and operational skills of the Public Works management and staff, the North and South Fulton water reclamation facilities are well operated and maintained by Veolia Water; and whereas, the Georgia Association of water professions known as GAWP as a nonprofit educational association to the Board of Professionals and serves as an authoritative resources for knowledge, information, and advocacy of sound public policy on the Board of Resources and related environmental fields in Georgia and beyond; and whereas, Public Works received the GAWP 2016 Plant of the Year Award for the Johns Creek Environmental Campus. This prestigious award is presented to the best managed, best operated facility in the state of Georgia; and whereas, Public Works also received the GAWP's Platinum Award given to Plants that do not have a single violation for over five consecutive years for the Johns Creek Environmental Campus as well as Camp Creek, Little River, and Little Bear Water reclamation facilities and for both the Johns Creek Environmental Campus Land Application Facility and the Little River Land Application Facility. Now, therefore be it resolved, that the Board of Commissioners of Fulton County does hereby recognize and commanded the Department of Public Works and contract operator Veolia Water for receiving the Georgia Association award of Professionals Platinum Award and does hereby proclaim today, Wednesday, June the 21st, 2017, as "Department of Public Works and Veolia Water Appreciation Day" in Fulton County, Georgia. This group of men and women behind me and beside me deserve a round of applause."

**Commissioner Hausmann** - "Yes. Thank you, Mr. Chairman. I've said time and time again when it comes to clean water and good quality of life, they go hand in hand. And nothing really is more important to our economic and health stability in Fulton County and working with these folks standing right here doing it every single day. And when it comes to facilities, we have such a wonderful facilities and plans to expand some of our current facilities to come online with what we have at Johns Creek Environmental Campus which is far more than just a waste water treatment plan. It really has become a community center. It's right next door to our Roswell Park. We share those facilities

with Roswell. We held voting in the facility. Who would have ever thought that you could go vote in a wastewater treatment plant, but you can in Johns Creek and in North Fulton County. So kudos to all you do every single day to protect the health and safety of our community. We really, really appreciate it."

**Chairman Eaves** - "The director of our Public Works Department, David Clark."

**Karen Burnett, Executive Director of GAWP** - "David's yielding to me. I'm Karen Burnett and I'm the Executive Director of George Association of Water Professionals. And this is a big day for Fulton County. It's a big day for Georgia because what you do in Fulton County actually raises the bar for everybody else in Georgia. So thank you for that, all of you. You are mentors throughout the state and people are going to chase you and learn from you. And that's what they're doing right now, so thank you so much. At our spring conference at Jekyll Island this year, we recognized the plant of the year as the Johns Creek Environmental Campus. That is a very coveted, difficult award. It's the most competed and complex and difficult award that we offer at GAWP. And what happens is the Fulton County folks open their doors to our inspectors. And the inspectors are experts from other plants from engineering fields from operations fields. And they come in and believe you me they are digging. They are lifting paper. They are looking at the facility. They are watching the safety aspects of the plants. They are looking at every single thing that these folks do. And they are graded and then they are competed and compared to everybody else in the state. Sometimes these competitions are so fierce they are half of a point apart. So that just tells you that bar keeps inching up because of the quality of the work that these folks do. So at Jekyll Island we were very proud to issue the Water Reclamation Facility of the Year Award to the Johns Creek Environmental Campus which is an absolutely fantastic facility. And we're lucky to have that in Fulton County but really in state of Georgia. And I'm going represent it to David Clark and all of his staff. This is a huge accomplishment and speaks volume for the services that you receive here in Fulton County. I want to thank the leadership of the county very, very much for your support. Thank you."

**Clerk Grier** - "The next proclamation is recognizing "Code Enforcement Appreciation Day" sponsored by the Full Board of Commissioners."

**Chairman Eaves** - "And this is another department that does great work for our community specifically in our former unincorporated area and they often are not given the due that they deserve. And they often do a lot of thankless work, but what they do in terms of ensuring compliance and what they do in terms of minimizing dilapidated properties it is certainly greatly appreciated. So as the Code Enforcement team comes down. Whereas, the Fulton County Code Enforcement Section has worked in partnership with the citizens in the former unincorporated Fulton County to promote and maintain a safe and desirable living and working environment; whereas, the Code Enforcement Section has administered a fair and unbiased enforcement program to correct violations of municipal codes and land-use requirements; and whereas, Fulton County Tell line which is 404612 T-E-L-L has responded to citizen complaints that maintain -- that pertain to code enforcement, erosion control, water bans, water quality,

scrap tire, and other environmental issues in unincorporated Fulton County; whereas, the TELL Line service has provided citizens of South Fulton with a strategy for maintaining a safe and desirable living and working environment; and whereas, Fulton County Code Enforcement Section employees have worked diligently for citizens to identify abandoned homes, report and clean up illegal dumping sites, and forced to clean up neglected properties and identified code violations that tarnish the beauty of South Fulton; and whereas, the Code Enforcement Section for transition operation to the newly incorporated city of South Fulton -- there's a little question about the date -- August 2017. Now, therefore be it resolved, that the Board of Commissioners of Fulton County applauds Code Enforcement Section staff members for their dedication for the work of keeping South Fulton beautiful, congratulates them on their transition to the new city of South Fulton, and we do hereby proclaim today, June 21st, 2017 as "Code Enforcement Section Appreciation Day" in Fulton County. These men and women they really do thankless work and it is greatly appreciated. Let's give them a round of applause. Commissioner Darnell."

**Commissioner Darnell** - "Thank you, Mr. Chairman. On behalf of all of the residents of District 6 and all the people Fulton County who respect what government seeks to do with you to protect your health, safety, and dignity, it is a privilege and an honor to stand today with one of the finest departments in this government to say congratulations to you. The woods are lovely dark indeed, but we have promises to keep and miles to go before we sleep, miles to go before we sleep. It's so good to have you back, Wayne. Thank you each and every one of you for all that you've done to help us help others. Chief Styles"

**Chief Styles, Chief of Police** - "Wayne and Sandy and Stanley and all of the Code Enforcement group have been a part of the police department for several years now. I just wanted to say how much support they have given the police department as well as the citizens of Fulton County the responsiveness has been incredible. And I think it's just an overwhelming success as a partnership. And I'm personally going to miss the relationship as well as each and every one of them. So God bless and I know you're doing to be very successful."

**Wayne Wright, Code Enforcement Department Director** - "On behalf of the Fulton County Code Enforcement Division, I would like to thank Chairman Eaves and the entire Board of Commissioners for this proclamation. I would especially like to thank our South Fulton Commissioners, Commissioner Emma Darnell and Commissioner Marvin Arrington for the unwavering support of our division. As Chairman Eaves indicated, it's a thankless job. But the most important people of this division are the men and women of this division making it happen on a daily basis. Also I would like to thank Dick Anderson, Todd Long, and our Chief of Police, Chief Gary Stiles, for empowering us to do what we do on a daily basis. The impeccable leadership and work ethic that this staff portrays on a daily basis is amazing. On an angle bases we have other jurisdictions from across the country to contact us who want to know how it is we do what we do on a daily basis. So it's been a pleasure to serve the citizens of South Fulton County as we transition to the new city of South Fulton. Just remember we are only next door, please

feel free to knock on our door. And to the citizens of South Fulton County, thank you for allowing us to serve you."

**Clerk Grier** - "The next proclamation is recognizing "Jasmine Stewart Appreciation Day" sponsored by Commissioner Hausmann."

**Commissioner Hausmann** - "Good morning again. You know in Fulton County we talk a lot about our youth and the future of our youth and how we can support them and help them be successful. We work closely with our school systems and with our cities to support those efforts. And I'm really, really thrilled today to showcase one of our shining stars in Fulton County who has accomplished so much at such a young age and has such a bright future and truly is a role model for your peers. And so it's really an honor to have you here with us today. And if it's okay with you and your family -- thank you all for being here -- I'd like to read this proclamation in your honor. Whereas, Jasmine Stewart began expressing an interest in creating and cooking tasty meals when she helped her parent in the kitchen starting at the young age of three; and whereas, the 12-year-old Milton native and student at Atlanta's Ron Clark Academy has twice taken her love for culinary arts to the national stage as a competitor on Fox television's Master Chef Junior; and whereas, on that program's most recent season Jasmine took on a talented field of young aspiring chefs tackling multiple culinary challenges and worked to impress a team of world renowned judges and chefs. Among them Wolfgang Puck, Martha Stewart, and the show's host multi-Michelin star chef and restaurateur Gordon Ramsey; and whereas, Jasmine Stewart executed a series of difficult kitchen task to perform returning week after week to outlast talented young chefs from all over the United States eventually claiming \$100,000 grand prize and the trophy as the 2017 winner of Master Chef Junior; and whereas, Jasmine's winning meal in the series finally was three course feast that included an appetizer of scallops and whitefish with a green papaya salad, a lobster tail, and coconut curry main dish and a sticky rum cake with pineapple chips for dessert. Did you bring it with you? Whereas, Jasmine distinguished herself in the classroom at Ron Clark Academy and is the 2016 winner of the Amazing Shake Editing Competition which emphasizes manners, poise, and grace under pressure. Whereas, Jasmine plans to use her winnings to pursue her college education and use the recognition from the program to start her own cooking blog and create a cookbook featuring some of our favorite dishes. Now, therefore be it resolved, that the Board of Commissioners of Fulton County recognizes Jasmine Stewart for her culinary skills that are well beyond her 12 years and for making all of Fulton County proud on the national stage. And does hereby proclaim Wednesday, June 21st, 2017 as "Jasmine Stewart Appreciation Day" in Fulton County, Georgia. Congratulations."

**Jasmine Stewart, Master Chef Junior Winner** - "Wow. Oh, my goodness. Thank you so much. I am so honored to receive this proclamation today. I want to thank the Board of Fulton County for giving me this award. I am so honored. It's just been amazing to have so much support from Georgia on the amazing journey I've been on. And I'm so glad I got to represent this amazing state because we are pretty awesome. I just want to thank my family who are here with me today. My father Dr. Stephen is here; my mother Dr. Deborah is here; and my amazing brother Justin is here. Just thank you

guys so much for supporting me and I hope to keep on making Georgia proud. Thank you."

**Chairman Eaves** - "Not only is she is a good cook, she is well spoken."

**Commissioner Hausmann** - "Mom and dad did you want to say anything?"

**Dr. Stephen Stewart** - "Good morning everybody. On behalf of my family, I just want to say thank you all for this amazing recognition of our loving daughter. She is truly a product of Fulton County a testament to the great educational system out here. And we enjoy being residents here and look forward to the opportunity to continue to enjoy it here. Thank you all so much."

**Clerk Grier** - "The next proclamation is recognizing "Beulah Boys' Appreciation Day" sponsored by Commissioner Arrington."

**Commissioner Arrington** - "It is my distinct honor to present this proclamation to the Beulah Boy's and the proclamation reads as follows: Whereas, the Beulah Boys, a soul line dance group, consisting of seven members whose ages range from 63 to 77 years old are award-winning dancer known within and outside the Atlanta area; and whereas, the Beulah Boys met during exercise and dance classes in October 2010 at the Beulah Baptist family life Center in Decatur, Georgia, their dance instructor Ms. Jan Martin suggested they dance together as a team and they have been dancing together ever since; and whereas, the group's popularity increased, they were booked for two to three performances a week within a 60-mile radius of Atlanta; and whereas, the Beulah Boys are the proud holders of numerous awards including the first place gold-medal winners of the United States Department of Veterans Affairs the 2015, National Creative Arts Festival for Ambulatory Dance and Line Dance Section, first-place winners in the DeKalb County Senior Olympics in the line dancing competition for two consecutive years, and they were featured guest on the Stan Watson television show; and whereas, Winston Nick Bowers, Matt Cook, Chico Hill, Hubert Jackson, Leon Nolt, William Rodgers, Sam Swain, and Jan Martin are retirees with a strong love for soul line dancing and bring smiles to the faces of everyone they entertain with their smooth and soulful moves. Now, therefore be it resolved, that Fulton County Board of Commissions recognizes the Beulah Boys for their outstanding dance routines, commends them for their dedicated support and encouragement of seniors to remain active and engaged, and does hereby proclaim Wednesday, June 21st, 2017 as "Beulah Boys' Appreciation Day" in Fulton County, Georgia."

**Jan Martin, Beulah Boys Member** - "Good morning. How y'all doing? That's how we always wake it up with a good morning. I just to want to first off say thank you so very much to Commissioner Arrington for presenting us with this award. We are just ecstatic about it. And I also wanted to say thank you to Beulah Boys who had allowed me -- they have given me so much more credit than I desire -- who have allowed me to be a part of their wonderful organization. And they provide an exemplary example of what retirement life should and could look like. We again range and ages from 63 to 77 and

baby we get it in. So that's how we do it. So I just want to say thank you to the fellas and thank you to Commissioner Arrington and thank you guys so much."

**Beulah Boys Member** - "This is going to be brief. We the Beulah Boys we don't just dance to have fun. We are on a mission. We dancing to fight prostate. And we ask that you go home and talk to your neighbors, your friends, your enemy, or whoever tell them to go get checked. We have a free drive this Saturday at Beulah Missionary Baptist Church from 10 to 4. It's free. All you have to do is come and take the screen. Please tell them go get checked. Thank you."

**Clerk Grier** - "The next proclamation is recognizing "Take Charge Get Tested Day" sponsored by Commissioner Arrington."

**Commissioner Arrington** - "So this next proclamation is for "Take Charge Get Testing Day." Empowerment Resources -- we're joined here today by the Empowerment Resource Centers. So we are very glad to do that. The proclamation reads as follows: Whereas, the Empowerment Resource Center was established in 2003 as a nonprofit 501(c)3 community based organization with the mission of providing programs, services, and community level solutions that improve the health related quality of life of people infected and affected by HIV and other sexually transmitted infections; and whereas, primary services provided by the Empowerment Resource Center include HIV and STI prevention education, risk education counseling, testing, referral, and treatment services, substance abuse treatment, and mental health therapy, psychiatric medication management, client advocacy, and navigation services, as well as primary care linkages; and whereas, the Empowerment Resource Centers goal is to increase public knowledge about the epidemic, make HIV testing routine, and promote an open dialogue about HIV in our communities; and whereas, since its inception, ERC staff's passion has been to serve individuals who can be characterized as vulnerable, hard to reach, and is susceptible to health disparities; and whereas, in observance of national HIV testing Day, the Empowerment Resource Center will host it's 10th Annual Take Charge Get Testing Community Outreach Campaign on June 27th, 2017, from noon to 6:00 p.m. at the historic Hurt Park at 100 Edgewood Avenue in Atlanta, Georgia; and whereas, over the past nine years, Take Charge Get Tested has provided HIV testing to 2,763 clients who became aware of their status and expects to reach 1,500 Atlantans for this year's event providing a free rapid HIV test to everyone who attends. Now, therefore, be it resolved that the Board of Commissioners commends the Empowerment Resource Center for its commitment to educating the community on the threat of health posed by HIV congratulates ERC on its 10th Annual Take Charge Get Testing community event and does hereby proclaim Tuesday, June 27th, 2017 as "Take Charge Get Tested Day" in Fulton County, Georgia."

**Chairman Eaves** - "Thank you, Commissioner Arrington, for the sponsoring this proclamation. I also want to thank and commend all the organizers for what you've done over the past several years to address this virus, this illness that we have too frequently in our community. Atlanta as a region is the one of the -- I believe the top five or within the top ten in the nation. And I just want you to know that the efforts of ERC

large and small are making a difference in terms of our collective efforts with the county and our establishment of our HIV-AIDS Task Force to try to reverse the trend. So I want to thank you for what you're doing. And I want to commend you for hosting the outreach effort that you're going to have in terms of National HIV Testing Day on June the 27th. I participated last year and I'm going to participate again this year. So kudos for what you're doing. Thank you so much."

**Karla Porch, ERC Business Director** - "I'd like to thank Chairman Eaves and to the Fulton County Board of Commissioners. We miss Joan Garner. We are in District 4. We are committed to staying in District 4. Our first office was on Auburn Street in District 4. Currently, we're located at 100 Edgewood Avenue, District 4. But we have to move. So next month our new location will -- we're committed to remaining in District 4. We'll be at 230 Peachtree Street. So we just want to give our special thanks to Commissioner Marvin Arrington for sponsoring this in the interim of Joan Garner's position being filled. Thank you, Commissioner Arrington. We recognize the important work of the leadership for the health and welfare of all the Fulton County constituents and Empowerment Resource Center. That's our vision to achieve better health outcomes one client at a time. And although our offices are open from 9 to 6 every day with comprehensive services as you heard, but it's important to us to take our efforts to the community. And with Take Charge Get Tested that is a way that we can go and bring the services to the community. So I invite all of you all out next week, next Tuesday 12 to 6. We would love to have you come out, take charge, and get tested to know your status so you can help us prevent the spread of HIV."

**Linda Jordan, ECR Volunteer** - "I'm one of the volunteers. My name is Linda Jordan. I want to say to the Commissioners, thank you for presenting us with this proclamation. We really appreciate it. And as Karla mentioned, this HIV epidemic is very serious. I don't know if you know but a lot of females are getting HIV and they don't even know especially minority females African-Americans and Hispanics. So we do hope that you will come out and not only get tested but come out and volunteer. We have some dates coming up where you can come and learn about volunteering. But we do need your support and again we want to take Fulton County for presenting us this proclamation today. Thank you."

**Jacqueline Brown, ERC CEO**- "Good morning everyone. I'm Jacqueline Brown. I'm Chief Executive Officer of Empowerment Resource Center and thank you, Commissioners. But thank you to our staff. This is our team. They deal with individuals who are vulnerable, individuals who are affluent our client population is very diverse. We have 80 volunteers to come out in the heat of the day for the last -- this will be the 10th year that provided HIV testing services to individuals. Sometimes people have never been tested and there are over 30 years of this epidemic. There are people all really don't believe they are vulnerable. Let me let you know that Georgia is ranked number 5 in the nation for HIV infections. And it's kind of silent. We've gotten complacent with it. But I'd like to thank you, Commissioners, and let you know we will continue to provide these services. And encourage everyone you know to come out and just get tested. It is no longer a death sentence, but we are finding young people

who are actually dying in their 20s, 23 and 22-year-olds, because they just don't know and by the time they are diagnosed they are not only HIV infected, they've developed AIDS. And so they are passing away pretty quickly. So our objective again is to make testing routine. And as, Karla, our director of business operations, has said we are still in District 4 and we will continue. Thank you."

**Clerk Grier** - "And the last proclamation is a proclamation recognizing by "Chattahoochee High School Boys' Soccer Appreciation Day." Sponsored by Commissioner Hausmann.

**Commissioner Hausmann** - "We have with us the Principal Corrigan from Chattahoochee and the coach, Coach Meenan. Thank you all both for being here today. Happy to have you with us. Unfortunately the students couldn't be with us, your athletes. But please share this with them and let us know how much we are proud of their efforts as our state soccer champs this year. Whereas, the Cougars of Chattahoochee High School have establish a template for success on the Soccer Pitch and amassed a 2017 record of 19 wins and 2 losses; and whereas, the Chattahoochee Cougars spent this season ranked number 1 in the state of Georgia and number 2 nationally after losing in the 2016 state semifinal to Parkview. Is that somewhere in Gwinnette County? Whereas, under the leadership of head coach Leslie Meenan, the 2017 Chattahoochee High School Cougars Boys' Soccer Team defeated Langston Hughes, Lakeside Evans, Richmond Hills, and Allatoona on route to the State Class 6A Championship Game; and whereas, on May 13th, 2017, the Cougars defeated the Red Elephants of Gainesville High School in a two to nothing at five-star stadium at Mercer University in Macon as they clinched their first stage championships since 2011; and whereas, the 2017 boys soccer team at Chattahoochee outscored their opponents in the GHSSA state championship playoffs by a total of 24 goals to 2; and whereas, the Chattahoochee Cougars continues to set the standard of excellence in the sport of soccer and have performed at consistently high levels over a period of several years. Now, therefore be it resolved, that the Board of Commissioners congratulates Chattahoochee High School Cougars for their outstanding achievement as the Class 6A Champions and does hereby proclaim Wednesday, June 21st, 2017, as "Chattahoochee High School Boys' Soccer Appreciation Day" in Fulton County. Congratulations."

**Commissioner Morris** - "I was just talking to the coach asking if he was the coach when my nephew Mark Bukolts was there. He said you all were just talking about Mark. Mark went to Clinton on a soccer scholarship thanks to the great coaching and that led them to the final four in the NCAA championship his freshman year there. Then he went to the football team for a couple of years. So a great tradition continues. And I'm proud to be here to help honor you folks."

**Tim Corrigan, Chattahoochee High School Principal** - "So just on behalf of team I just want to thank the Commissioners for this honor to be given a special day here at Fulton County. We promise to continue representing District 1 extremely well. We're going to go for another state championship next year in soccer and other sports. I want

to thank especially Commissioner Hausmann and her staff Mr. Carver and Mr. Palmer for their help in getting this all figured out to help be able to recognize us today. So thank you very much."

**Les Meenan - Chattahoochee High School Boys Soccer Coach** - "I just want to say thank you for the recognition for the proclamation. The soccer team's achievements are directly responsible to the leadership of Mr. Corrigan. It is an extension of what Chattahoochee has to offer. I've been there 18 years and I am very, very proud of the program. So thank you very much."

## **PUBLIC HEARINGS**

### **Board of Commissioners**

#### **17-0519 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. At the Regular Meeting, speakers will be heard prior to the zoning portion of the agenda; at the Recess Meeting, prior to the County Manager's Unfinished Business. Before speaking, each participant must fill out a speaker card, located at the entry way, the podium, and the media and court reporter tables. Speaker cards must be submitted to the Clerk's staff, who will accept them on a first-come, first-served basis. Once Public Comment begins, speaker cards will no longer be accepted. **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 30 minutes at the Regular Meeting, nor will this portion exceed thirty minutes at the Recess Meeting.** Those who could not speak during Public Comment will be allowed to speak first at a subsequent Board meeting. For more information or to arrange a speaking date, contact the Clerk's Office. **(CONDUCTED)**

**12 Speakers: Councilman Josh Powell (City of Hapeville/Tax Assessments); Councilman Matt Kuntz (City of Milton/Tax Assessments); Mr. Gary S. Cox (Tax Assessments); Ms. Henri Jordan (Injustice); Mr. Ron Shakir (Tax Assessments); Mr. Ben Howard (Windfall Gains Advisory Task Force); Ms. Melissa Samford (Tax Digest); Ms. Michael Faust (Tax Assessments); Mr. Stanley Williams (Tax Assessments); Ms. Patricia Williams-Lindsey (Elderly Abuse); and Ms. Constance Hillsman (Tax Assessments).**

**Tonya Grier, Fulton County Interim Clerk to the Commission** - "Public Comment. #17-0519. Speakers will be granted up to two minutes each. Members of the public will not be able to yield or donate time to publish speakers the public comment of the meeting will not exceed 30 minutes. Mr. Chairman and members of the Board, we have 13 speaker cards. If the first five speakers will please come down: Councilman Josh Powell of the city of Hapeville; Councilman Matt Kunz, city of Milton; Mr. Gary S. Cox; Ms. Kate Basha; Ms. Robyn Elliott; and Ms. Henri Jordan."

**Chairman Eaves** - "Come on forth, Councilmen. I also want to recognize State Representative Derek Jackson. I'm not sure if you're in the queue to speak or not or just here. Are you here to speak? Okay. Welcome to the Fulton County Board of Commissioners meeting. Sir, you can come forward."

**Councilman Josh Powell, City of Hapeville** - "Good morning, Commissioner."

**Chairman Eaves** - "Good morning."

**Councilman Powell** - "I'm coming to you as a Council Member, as a representative, and as a teacher. I'd like to talk to you about the taxes in 2017. For the city of Hapeville, we are currently looking at the average taxpayer paying about \$300 in taxes. Sorry, I'm a little nervous. But before the 2008 recession, you're looking at over \$700 in taxes that our taxpayers are paying. My house I bought in 2010. I bought it for \$60,000. The appraisal today is still \$60,000. The house right behind just sold for \$174,000. And it is smaller and not as renovated as my property. I just feel that these appraisals need to go up. There is a definite process that homeowners can use if their appeal is too high. You can appeal the process and then if your taxes are too high, you can go to the local government like me and say we need to lower our millage rate. And that will lower the amount that our citizens are paying. I just think that it is time that we look at our values. And my value is not \$66,000 for my house. That is way low. And I just think that we need to let the process happen, let the appeals happen, and if people are still not happy, they need to go to their local government and talk to us about lowering their millage rate. And I think with that process that we already have in place, this will work out. So thank you and have a great day."

**Chairman Eaves** - "Thank you. Next speaker."

**Councilman Matt Kunz, City of Milton** - "Hi my name is Matt Kunz. I live at 730 Sable Point Road in Milton, Georgia. And I'm a City Councilman of the city of Milton representing District 2, the northern most elected official in all of Fulton County. I came all the way down here to see all of you. We are all Georgians. I'm here to talk about the 2017 freezing of the taxes. And I just came down here really because I want to congratulate you. You don't always hear good things that come up with regards to issues that may happen. But I have been seeing and watching local states and county officials such as yourself work on behalf of all Georgians on an issue that has come before us. We have had people that live in habitat homes who saw their tax increases happened over 100 percent. We have had also people that might have some wealth in

their category, but they'd have to sell and move out of their house because they couldn't afford their mortgages. So this affects all of us. And it's been great watching a team of elected officials and citizens come together to try to solve this issue. So I want to congratulate you on that. And you listened to your constituents. Those weren't easy meeting that you held. And I've been there, I saw that. Thank you for taking the proactive effort. That's not an easy thing to do what you guys did, but we're not finished yet. And is something I want to say, I believe that this problem is systemic mainly because our current laws on the state side. It was bound to happen. The principle of that government should set prices and then tax with the authority of the power of government on behalf of those prices doesn't let the market drive that. And so that's going to be up to our state legislators to fix that. But right now getting us across the finish line to solve this issue starts with you. And if you guys vote to resend the 2017 Tax Digest that helps the state legislature get together to solve this issue for the future and that will help all of us as Georgians work together. So it's not an easy decision not a great situation that we went through. But it's one in which I think everybody worked hard to try to solve the problem. And we don't always hear this enough from elected officials, but I do want to say thank you for the leadership that you provided to your constituents with what you guys are trying to do. And I thank you for that."

**Chairman Eaves** - "All right. Thank you, sir. Next speaker."

**Gary Cox, Citizen** - "Good morning. My name is Gary Cox. I'm a home homeowner in Benteen Park which is down by the federal prison. I paid \$629 in property taxes in 2016. My proposed tax bill for 2017 will increased to \$3,440.49 if this board does not act today. First I want to thank the Board of Commissioners for seeking to freeze property taxes at the 2016 level; however, let's be honest. This is a temporary fix not a permanent solution as to how we appraise and levy property taxes. The freeze will not fix the problems for seniors and homeowners on fixed income. A freeze reeks of mayoral politics and possible the future chairmanship of this board. By every account in the price of the appraisals are closer to their true market value than any time in the last ten years. Past inaction by this board has exacerbated the situation. And we the people want it fixed. Offering criticism is easy, finding workable solutions is more difficult. I would like to offer you three possible solutions on how you can move forward. Please consider any or all of the following: Appointing task force on the property taxes. Bring Fulton County, Atlanta Public Schools, and the city of Atlanta together to negotiate a millage rate rollback so all three do not enjoy a windfall tax. Keep seniors in their homes. Is it a 100 percent exception from the property until it is sold? Is a 100 percent exception based on a means test of 250 percent of the poverty level? Or do we exempt seniors from taxes like Cobb County does. Tie property taxes to the consumer price index. Fulton County already does this. And I ask you to consider it."

**Chairman Eaves** - "Thank you so much, sir. Next speaker."

**Clerk Grier** - "Before Ms. Jordan speaks, if the next five speakers would please come down: Mr. Ron Shakir, Mr. Ben Howard, Mr. Melissa Samford, Mr. Michael Faust, and Mr. Stanley Williams."

**Henri Jordan, Citizen** - "I give an honor to the Spirit of Christ. My name is Henri Jordan. 'But we had the sentence of death in ourselves that we should not trust in ourselves but in God which raises dead.' (II Corinthians 1:9) To please the flesh leads to end of life. I can't put my faith in people or myself. Jesus said I can't take credit for what he has done in me neither any other person. We need to obey Jesus to give us life. 'The wicked through the pride his cowardice will not seek after God. God is not in all his thoughts.' (Psalms 10:4) They deny once to the present condition in the world where God seems to have permitted the wicked to triumph over righteousness. 'He has said in his heart I shall not be moved for I shall never be in adversity. (Psalms 10:6) The government and the rich believe they have the right to run over people without being corrected. That's a lie from the devil not from Jesus. 'His mouth is full of cursing and deceit and fraud. On his tongue his mischief and vanity.' (Psalms 10:7) Cursing is an appeal or prayer for evil or misfortune to befall someone. Deceit is the act of causing someone to accept as true about which is false or invalid. James Montgomery convinced you he should have to pay for what Jesus has done in me. Christ hates injustice. Injustice is a sin that you have to pay for. And he did it because of his word because God is a just God. And he put you in office to practice justice not injustice. He also has a curse for people who don't practice justice."

**Vice-Chair Ellis** - "Thank you. Next speaker."

**Ron Shakir, Citizen** - "Good morning Ron Shakir, Southwest Atlanta. History shows us a pattern of communities that have been disrupted. A pattern that does not separate us as of character or morality, it has separated us because of income and race. We must be cautious and caring about how he impact upon communities through the recklessness of our decisions and the blindness of the impact of the communities that suffers the most because of the policies that we make. The idea that we are having to discuss now MARTA joining -- or the StreetCar joining with MARTA when we have estimates of trillions of dollars for our upcoming war infrastructure for water. The fact that Fulton County had an impact on the MARTA train situation that the citizens are being blocked out on just like now that the representative government today has taken away the ability for us to even extend all the comments to you as elected officials. Let's look at what has happened in Fulton County and DeKalb as the highest fraudulent community in the country of one thereof. So let's look at this here impact on property tax and not just look at it from a survey of what one community is doing, but house by house. How can you not evaluate these values house by house when you have a concentrated strategy to gentrify and disrupt communities? This is a moral issue. And the question is as representatives for the people, y'all have to look at this from a historical perspective and a very human perspective. Thank you."

**Ben Howard, Citizen** - "Greetings, Commissioners. Greetings to you folks using commission chambers, watching online at the county website, or on Comcast Channel 21. Ben Howard, Senior Advocate, public housing analyst. In the corporate world, there is a concept called windfall profits also known as windfall gains. Here in Fulton County we are contemplating windfall gains related to property values and assessments. A precipitous suggested strategy was and is rollback the millage rate."

I'm calling for cooler heads to prevail. A look at just one page of our County's website reveals a number of opportunities for the prudent expenditure of any additional funds. At risk youth, West Nile virus, emergency preparedness, Title VI of the Civil Rights Act, environmental health, communicable disease prevention, family planning program, community health education, children first partnerships to improve community health, and I haven't even talked about senior programming and senior projects. Let's convene a grassroots task force on windfall gains and let millage rate rollback be only part of the discussion."

**Melissa Samford, Citizen** - "Good morning. Today I'm here to talk about obviously the tax rates. But more importantly the process that takes place when the assessment process happens and then the appeal process. In our neighborhood this is the second year where we've seen increases of three -- I mean, 30 to 300 percent. The interesting thing about that is we saw houses sold in 2016 for a current market rate and then see an increase of over 50 percent. We see houses in the neighborhood that are pulling permits, but are not seeing increases where neighbors are seeing increases of 50 to 100 percent. When we use the process, which I have, we take our facts and figures into the Board; we tell them what we think and why; and we're denied and we're not getting information about why we are being denied. We're being told that our increases just have to happen. The last thing that we find really interesting in our neighborhood and in our growth, when we look at building, we're giving new construction 10 year tax deferments and we are not accessing them any impact fees. So we feel like we're being overtaxed and we have business communities that are being under taxed. And I can tell you from being a part of that building community that we realize that the impact fees we are not giving our blessing and that we should be paying some sort of impact fees. Thank you."

**Chairman Eaves** - "Thank you."

**Michael Faust, Citizen** - "Hello my name is Michael Faust. And I live in Castleberry Hill in the West Lumbar Loft division. And our taxes -- or just or building alone in the neighborhood increased by 300 percent. And there's no precedent for that in our neighborhood. There is not enough development, there is not enough crime prevention, there is not enough development in the neighboring areas such as the Northside Drive Court except for the Stadium. That doesn't support a 300 percent increase in taxes. And it's going to prevent me from being able to stay in the neighborhood. And I've lived there for 17 years. I love that neighborhood and I hope you're doing the right thing today. Thank you."

**Chairman Eaves** - "Thank you."

**Clerk Grier** - "If the last two speakers will please come down: Ms. Patricia Williams-Lindsey and Ms. Constance Hillsman."

**Stanley Williams, Citizen** - "Good morning, Board of Commissioners. On last Thursday, the 15th of June, the tax assessors met here. Chairman Eaves you were

here and I appreciate you. I came here today to say I appreciate you getting with the, I guess, the attorneys. And you all rolled up your sleeves and you found a solution to an old law an old statute that had been written. And you found a way to perhaps resend the taxes that were put upon us to this year. The reason why I'm here today is to continue to encourage you to get with the attorneys to find all the old statutes that does not help us as property tax payers. Okay. So the rest of the Commission, I ask you all to get with the attorneys and continue to look at all these old statutes that were written in the 1800s or during the Great Depression that does not help us as far as taxes are considered as far as our properties are concerned. Thank you."

**Patricia Williams-Lindsey, Citizen** - "Good morning. Many of you refer to me as Ms. Williams. Just for your information other than this speaker, no other volunteer came to the Central Public Library Friends meeting last night perhaps you should make note of that. With regards to the county governments Code Section 101-66, I want to bring to your attention that there continues to be an item of unfinished business from 2012. As your government records shows in 2012, I was unable to get several issues resolved through the Department Head Easley, County Manager Williams, and Commissioner Edwards. I've been repeatedly requested at these meetings that they should be placed on your board meetings agenda. Thus, I'm asking that this unfinished business be placed on your agenda for this next meeting. Elder abuse is on an increase in Fulton County and mandated reporters are failing to comply with state reporting loss. I am a living testimony to the fact that I was almost murdered. I am 66-years-old. I was almost murdered several times in Fulton County since I've been thrown out of my apartment. I have been unable to locate the government policy and procedures online. I will stop by the Clerk's Office and ask for guidance on where they are. I don't know where the standard operating procedures where citizens can find out what the law is in Fulton County. While I was going through some other documents, I did run across something called the Loyalty Oath and it says -- and this happens to be Commissioner Eaves -- I John Eaves a citizen of Fulton County, Georgia and being a member of the Fulton County Board Commissioners and the receipt of public funds --"

**Chairman Eaves** - "Thank you so much, Ms. Williams. Next speaker."

**Constance Hillsman, Citizen** - "Good morning citizens of Atlanta. My name is Constance Hillsman. I am the fifth generation of Atlantians. I've got a new nephew. He's almost 2 years old. So now we have six generations of Atlantians. I am here in respect to the high property taxes. When I was a little girl, the government came through with what they call urban renewal and stole a great amount of land from the blacks in Atlanta. My grandfather was one of those. When you go down McDonald Boulevard, you will see Mount Caramel Baptist Church. That land going all the way back up was my grandfather's property. That property laid barren for many, many years until the church took it over. What I'm saying now is this is just -- these tax hikes in my humble opinion is just another way of government coming in to steal property. Atlanta has always had money. This money that's coming in now, it's just money. Okay. All money is good, but some people that have the money is not. We have had the first black millionaire in Atlanta before I was even born. And we've have black businesses

on Auburn Avenue and Hunter Street. Always there was a place for poor people, rich people, and middle class. DeKalb County had Druid Hills, the city of Atlanta had Buckhead. So this thing about giving all these tax breaks to all of these companies -- Walmart? Walmart doesn't even pay a living wage and who's going to pay the difference for the property tax?"

**Chairman Eaves** - "Thank you so much, ma'am. Thank you so much. Thank you so much for coming."

**Clerk Grier** - "No further speakers."

**Chairman Eaves** - "Sound the next item."

## **ZONING, USE PERMITS, AND ZONING MODIFICATION APPLICATIONS**

### **Zoning Public Hearing**

#### **TWO RELATED CASES**

**17-0466 Planning and Community Services**  
[2016Z -0016 SFC, Campbellton Road \(SR 166\) \(MOTION TO DENY  
FAILED ON 6/7/17\) \(HELD ON 6/21/17\)](#)

P&CS Dept. Recommendation: Approval Conditional

CZB Recommendation: Denial

Yeas: Mr. Clifton Jenkins, Mr. Kelly Johnson, Ms. Rosemary Lawson-Edge,  
Mr. Bruce Moody

Nays: Mr. James Moss

Absent: Ms. Lynn Jarrett-Gude

CLUP: Consistent

Application by Lemuel H. Ward for Walton GA Woodbury Park LP and Walton Georgia LLC seeks a rezoning from MIX (Mixed Use) to MIX (Mixed Use) to develop 169,231 square feet of retail/office with a fuel center and 126 townhouses on 46.03 acres.

The subject 46.03 acre site has approximately 1,071.94 feet of frontage on the north side of Campbellton Road (SR 166) and 1,756.26 feet of frontage on the southwest side of Riverside Drive and is located in Land Lots 118, 130, and 131 of District 14F, Fulton County, Georgia.

**17-0467 Planning and Community Services**  
**2016VC-0027 SFC, Campbellton Road (SR 166) (MOTION TO DENY**  
**FAILED ON 6/7/17) (HELD ON 6/21/17)**

P&CS Dept. Recommendation: Part 1. Withdrawal per applicant's request;  
Part 2. Denial

CZB Recommendation: Denial

Yeas: Mr. Clifton Jenkins, Mr. Kelly Johnson, Ms. Rosemary Lawson-Edge,  
Mr. Bruce Moody

Nays: Mr. James Moss

Absent: Ms. Lynn Jarrett-Gude

CLUP: N/A

Application by Lemuel H. Ward for Walton GA Woodbury Park LP and Walton Georgia LLC seeks a two-part concurrent variance as follows: Part 1. Allow light fixtures from a local service provider instead of historic fixtures. (Article 12F.4.D.7) Part 2. Reduce the 100-foot undisturbed buffer and 10-foot improvement setback to a 50-foot undisturbed buffer and 10-foot improvement setback adjacent to CUP (Community Unit Plan). (Article 4.4.3.E.1.b)

The subject 46.03 acre site has approximately 1,071.94 feet of frontage on the north side of Campbellton Road (SR 166) and 1,756.26 feet of frontage on the southwest side of Riverside Drive and is located in Land Lots 118, 130, and 131 of District 14F, Fulton County, Georgia.

**A motion was made by Commissioner Darnell and seconded by Commissioner Morris items #17-0466 and #17-0467..**

**The motion passed by the following vote:**

**Yeas: 6 - Eaves, Hausmann, Ellis, Morris, Arrington, Darnell**

**Chairman Eaves** - "All right. Thank you, colleagues. The zoning matters. These were the ones that were going to be held -- if you sound them, we will hold them. Then I suggest we recess after the decision on the zoning matters."

**Clerk Grier** - "Okay."

**Chairman Eaves** - "Just sound them and we'll take action."

**Tonya Grier, Fulton County Interim Clerk to the Commission** - "On page 7. Zoning Use Permits and Zoning Modification Applications. Two related cases: **#17-0466**. 2016Z-0016 and **#17-0467**. 2016 VC-0027, Campbellton Road." **Commissioner Darnell** - "Mr. Chairman." **Chairman Eaves** - "Yes." **Commissioner Darnell** - "It's my motion that at the request of community representatives that these matters be held until

the next meeting of the Board of Commissioners." **Commissioner Morris** - "Second." **Chairman Eaves** - "It's been moved and seconded. Let's vote, please." **Clerk Grier** - "The motion to hold passes. Six yeas, zero nays."

## **TWO RELATED CASES**

### **17-0468    Planning and Community Services** **[2016Z -0017 SFC, Fulton Industrial Boulevard \(SR 70\)](#) (MOTION TO DENY FAILED ON 6/7/17) (HELD ON 6/21/17)**

P&CS Dept. Recommendation: Approval Conditional

CZB Recommendation: Denial

Yeas: Mr. Clifton Jenkins, Mr. Kelly Johnson, Ms. Rosemary Lawson-Edge, Mr. Bruce Moody

Abstain: Mr. James Moss

Absent: Ms. Lynn Jarrett-Gude

CLUP: Inconsistent

Application by Lemuel H. Ward for Walton GA Woodbury Park LP and Walton Georgia LLC seeks a rezoning from MIX (Mixed Use) to M-2 (Heavy Industrial) to develop a 1,472,000 square foot warehouse distribution center on 164.50 acres at an overall density of 8,948.33 square feet per acre.

The subject 164.50 acre site has approximately 1,552.79 of frontage on the east side of Fulton Industrial Boulevard (SR 70) and is located in Land Lots 131 and 137 of District 14F, Fulton County, Georgia.

### **17-0469    Planning and Community Services** **[2016VC-0028 SFC, Fulton Industrial Boulevard \(SR 70\)](#) (HELD)**

P&CS Dept. Recommendation: Part 1. Withdrawal per applicant's request; Part 2. Denial; Part 3. Approval; Part 4. Approval

CZB Recommendation: Denial

Yeas: Mr. Clifton Jenkins, Mr. Kelly Johnson, Ms. Rosemary Lawson-Edge, Mr. Bruce Moody

Abstain: Mr. James Moss

Absent: Ms. Lynn Jarrett-Gude

CLUP: N/A

Application by Lemuel H. Ward for Walton GA Woodbury Park LP and Walton Georgia LLC seeks a four-part concurrent variance as follows: Part 1. Allow light fixtures from a local service provider instead of historic fixtures. (Article 12F.4.D.7) Part 2. Delete the requirement for curb, gutter, and sidewalks along Fulton Industrial Boulevard. (SR 70). (Article 34.5.3)

Part 3. Increase the maximum building height from 35 to 50 feet. (Article 12F.4E.1) Part 4. Allow roll-down doors on any façade of a warehouse. (Article 12F.4.E.12)

The subject 164.50 acre site has approximately 1,552.79 of frontage on the east side of Fulton Industrial Boulevard (SR 70) and is located in Land Lots 131 and 137 of District 14F, Fulton County, Georgia.

**A motion was made by Commissioner Darnell and seconded by Commissioner Morris to hold items #17-0468 and #17-0469.**

**The motion passed by the following vote:**

<b>Yeas:</b>	<b>5 - Eaves, Hausmann, Ellis, Morris, Arrington</b>
<b>Did not vote:</b>	<b>1 - Darnell</b>

**Tonya Grier, Fulton County Interim Clerk to the Commission** - "Two related cases: **#17-0468**.

2016Z-0017 and **#17-0469**. 2016V-0028 Fulton Industrial Boulevard."

**Commissioner Darnell** - "Mr. Chairman, my motion is that these matters be held until the next meeting of the Board of Commissioners."

**Commissioner Morris** - "Second."

**Chairman Eaves** - "Let's vote, please."

**Clerk Grier** - "Has everyone voted? And the motion to hold passes. Five yeas, zero nays."

## TWO RELATED CASES

**17-0470    Planning and Community Services**  
**[2016Z -0018 SFC, Riverside Drive](#) (MOTION TO DENY FAILED ON 6/7/17) (HELD ON 6/21/17)**

P&CS Dept. Recommendation: Approval Conditional  
CZB Recommendation: Denial  
Yeas: Mr. Clifton Jenkins, Mr. Kelly Johnson, Ms. Rosemary Lawson-Edge, Mr. Bruce Moody, Mr. James Moss  
Absent: Ms. Lynn Jarrett-Gude  
CLUP: Inconsistent

Application by Lemuel H. Ward for Walton GA Woodbury Park LP and Walton Georgia LLC seeks a rezoning from MIX (Mixed Use) to M-2 (Heavy Industrial) to develop a 734,000 square foot warehouse distribution center on 60.55 acres at an overall density of 12,122.22 square feet per acre.

The subject 60.55 acre site has approximately 1,200.33 feet of frontage on the southwest side of Riverside Drive and is located in Land Lots 131 and 137 of District 14F, Fulton County, Georgia.

**17-0471    Planning and Community Services**  
**[2016VC-0029 SFC, Riverside Drive](#) (MOTION TO DENY FAILED ON 6/7/17) (HELD ON 6/21/17)**

P&CS Dept. Recommendation: Part 1. Withdrawal per applicant's request; Part 2. Denial; Part 3. Approval; Part 4. Approval  
CZB Recommendation: Denial  
Yeas: Mr. Clifton Jenkins, Mr. Kelly Johnson, Ms. Rosemary Lawson-Edge, Mr. Bruce Moody, Mr. James Moss  
Absent: Ms. Lynn Jarrett-Gude  
CLUP: N/A

Application by Lemuel H. Ward for Walton GA Woodbury Park LP and Walton Georgia LLC seeks a four-part concurrent variance as follows: Part 1. Allow light fixtures from a local service provider instead of historic fixtures. (Article 12F.4.D.7) Part 2. Delete the requirement for curb, gutter, and sidewalks along Riverside Drive. (Article 34.5.3) Part 3. Increase maximum building height from 35 to 50 feet. (Article 12F.4.E.1) Part 4. Allow roll-down doors on any façade of a warehouse. (Article 12F.4.E.12)

The subject 60.55 acre site has approximately 1,200.33 feet of frontage on the southwest side of Riverside Drive and is located in Land Lots 131 and 137 of District 14F, Fulton County, Georgia.

**A motion was made by Commissioner Darnell and seconded by Commissioner Morris to hold items #17-0470 and #17-0471.**

**The motion passed by the following vote:**

**Yeas: 6 - Eaves, Hausmann, Ellis, Morris, Arrington, Darnell**

**Tonya Grier, Fulton County Interim Clerk to the Commission** - "The next two related cases: **#17-0470**. 2016Z-0018."

**Commissioner Darnell** - "Mr. Chairman, at the request of community of residence who have not had an opportunity to participate in any discussions relating to this matter, my motion is that we would hold #70 and #71 until the next regular meeting of the Board of Commissioners."

**Commissioner Morris** - "Second."

**Chairman Eaves** - "Let's vote, please."

**Clerk Grier** - "And the motion to hold **#17-0470** and **#17-0471** passes. Six yeas, zero nays."

**Commissioner Darnell** - "Mr. Chairman, I would like to indicate that these matters and the issues they relate to will be on our agenda at the June 29th second quarter meeting of District 6. It will be held at the South Service Center. Thank you."

**Chairman Eaves** - "All right. Colleagues, I moved that we recess for Closed Executive Session. We have several items to deal with today: Litigation, Real Estate, and Personnel. And we will reconvene probably around 1:30. That's my motion. Is their second?"

**Commissioner Morris** - "Second."

**Chairman Eaves** - "Let's vote, please."

**Clerk Grier** - "And that motion passes. Four yeas, Zero Nays."

**Chairman Eaves** - "So we will reconvene as a Board around 1:30. We have quite a few matters we want to take care of during our Executive Session today."

(Whereupon, Executive Session was held from 12:45 p.m. to 1:32 p.m.)

## COUNTY MANAGER'S ITEMS

### All people have economic opportunities

#### 17-0520 Strategy and Performance Management

[Presentation: All People have Economic Opportunities Performance Management Report. \(PRESENTED\)](#)

**Chairman Eaves** - "Good afternoon everybody. I'd like to reconvene our Board of Commissioners meeting. We had finished our Executive Session. I'm going to ask our Clerk to sign sound the next item on the agenda. Ms. Grier."

**Tonya Grier, Fulton County Interim Clerk to the Commission** - "On page 10. Under County Manager's items. Under All People Have Economic Opportunities. **#17-0520**. Strategy and Performance Management. Presentation: All People Have Economic Opportunities Performance Management Report."

**Anna Roach, Chief Strategy Officer** - "Good afternoon, Commissioners. I'd like to invite the Vice-Chair who is the executive sponsor for this priority area to make any comments if she's like to do so before I begin."

**Commissioner Hausmann** - "Yes. Thank you, Ms. Roach. I'm going to let you give the presentation, but a brief introductory would just be to say that since last year when we created Select Fulton which merged our operations of our Economic Development Department with the Development Authority, there's been some major analysis that has been done as well as some data collection that shows current impact economic development projects throughout the county that I think you'll find very interesting as well as some future opportunities for the Economic Development Select Fulton Operations to focus on to help further strengthen economic environment throughout Fulton County. So I'll just go and let you give the presentation. And then of course we welcome any comments or questions after we see your presentation."

**Ms. Roach** - "Yes, ma'am. Thank you, Commissioner. Mr. Chairman, Vice-Chair, members of the Board, we had a very robust discussion this morning about our property taxes assessments. And I think that discussion was timely not just because this is the priority area meeting where we are focusing on all people have economic opportunity, but also because an increase in our property value assessments is indicative of a growing and thriving economy in Fulton County which I think is a good news story. As you know, we do have a performance management website that is very robust and interactive and available for not only our constituents, but our work force and our Board to visit. I would like to take this opportunity to draw your attention to I'd say four to five dashboards that help us tell the story of that good and significant economic growth that is happening in Fulton County post our recession. If we do look in our business development objective area at the number of private businesses within Fulton County, you will see that there was a pretty stagnant growth in the month following the recession

-- years following the recession. And then it wasn't until approximately 2012 that we start to see an increase. And that increase remains steady until now where we're measuring at approximately 46,000 private businesses -- private business establishments operating in Fulton County. And the significance of that number is that that puts us at of our benchmark 10 Counties at No. 1 and significantly at No. 1 if you look at how we compare two Orange which is second as well as Milwaukee and Shelby Counties which are toward the bottom of that. Residential building permit is another area where we've seen a significant improvement since the months -- years of the recession. 2007 brought somewhat of a precipitous drop in the number of residential business permits to a record low in 2009. But as you can see, around 2013 again you do see that somewhat of a steady improvement in that area. And our current -- as of the first quarter of this year, our current measures at 3,426 residential housing units permitted during that quarter so some significant improvement in that area as well. Our employment rate is another area that shows significant growth in Fulton County. Again, the impact of the recession is clearly shown around January 2010. Now, we are in 95.2 percent employment rate which economists will tell you is a measure of full employment in their view because we have an unemployment rate that's only about 4.8 percent at this point. We are showing lower than our -- significantly lower than our benchmark counties, but there's not a great deal of difference in the employment rate numbers. So where we fall is not really a good indicator of a huge amount of different in terms of unemployment rate. I'd like to take a look at our median household income which has grown approximately \$5,000 per household since we started measuring it in 2011 or as it is reported here since 2011. We had an upward trend that started around January 2014 and again we're now at \$60,000 approximately which is about \$5,000 more than it was about 15 years ago. One of the things I'd like to highlight about this particular measure is that it's not 100 percent reflective of the discrepancy across the county. As for median household income as you can see there are significant incomes in the northern part of our County and some parts of the south part of our County. But right there in the Center you can see a huge discrepancy in the median household income. So you will have those of approximately 19,000 and a census drought in central parts of the county. And in northern parts of the county there are highs that go up to \$177,000 per year. Finally, Commissioners, because of the significance of our transportation local options sales tax which was passed and in the process of implementing, I'd like to draw your attention to our government spend on expenditures by jurisdiction within Fulton County. Our overall spend is just at \$143 million a year as of 2015. But again as we implement our TSPLOST, we're going to hopefully see exponential increase in this overall number in the coming years. If you look at the investment by individual cities it looks like the city of Atlanta at 35 percent of the overall spend was the most significant investor in transportation expenditures over the last several years, sandy Spring was second. And if you look at the top eight, it also includes Fulton County when we had responsibility for the unincorporated area as well. Johns Creek, Roswell, Alpharetta, and Milton were the other of the top eight expense on transportation. Again, Commissioners, there are -- in each one of our priority areas as measures and objectives that can be fully viewed. They each have dashboards of their own on our website. I just wanted to draw your attention to those two. And in terms of highlights, we are looking to implement the capital expenditure module of this product

performance website. Currently Alpharetta uses it that for their TSPLOST program. We'll be using it for the countywide TSPLOST program. And we're looking to turn on the budget transparency module as well as for this website. Well, thank you, Commissioners. If you have no questions, I think that's the end of our report for today."

**Chairman Eaves** - "Thank you, Ms. Roach. Does anyone have any comments? If you want to speak put your name in the queue, otherwise we go to the next item. Next item."

**17-0521 Economic Development**

[Presentation of Strategic initiatives and update on the 2016 GASB 77 compliance. \(PRESENTED\)](#)

**Tonya Grier, Fulton County Interim Clerk to the Commission** - "#17-0521. Economic Development. Presentation of Strategic Initiatives and Updates on the 2016 GASB 77 Compliance."

**Al Nash, Economic Development Select Fulton Director** - "Good afternoon, Commissioners. Al Nash CEO and developer of Select Fulton. Good to see y'all. Thank you for allowing us the opportunity to come today to update you on All People Have Economic Opportunities. We're going to go through some slides here and presentation. I'd like to kind of just give you the highlights of what we're going to be talking about so you'll be thinking. One, we're going to talk a little bit about the update on Select Fulton. GASB 77, we're going to talk about the overview of that and we've got a full report on that. And economic impact highlights, and the future state of Fulton -- of Select Fulton. As you heard earlier from Ms. Roach, sort of back there during 2016 early part of '16, we brought together the Economic Development arm of the County along with the Development Authority and brand it under the name Select Fulton. We're trying to unite just as we've done across transportation bring all the cities of Fulton County together to talk about economic development being very respectful to the cities that they have that responsibility within their jurisdiction through economic development. But we believe through collaboration and leveraging our strengths together that we can help each other. Our priorities are as you've heard earlier the number and size of business in the County is growing. The perception of business is improving and most people are working and they are earning more. In the workforce fields our residence are increasing. We feel like in 2017, the outlook is this that what we really want to work on the priority of objectives is attracting that diversity of jobs across this County and capitalizing on the strategic alliances and that could be between the cities, community improvement districts, and other organizations that work to make our County better. And then one of the most important thing is focusing on workforce, and we will cover those. Next, I'd like to really -- I think it would be very interesting to the group to really understand what Fulton County is and what a significant role that we play not only in the region and the state, but also in this country. And Fulton County is home to the largest concentration of office, industrial, and retail real estate in Georgia. And I think that could almost be stated for the southeast and for the -- a large -- we're in the

top ten of the country. We are the home of nine headquarters of Fortune 500 companies which makes us the third largest concentration in the United States by County. From a breakdown of sort of where we stand in the office, we've got about a 151 million square feet of office space, 145 million square feet of industrial space, and about 72 million square foot of retail spread across our footprint. We noted in 2016 the property values -- and I think this is a good chart to really kind of show how we stack up with a couple of our neighboring counties. But we're at 50 billion, Gwinnett's at 27 billion, and Cobb's right at 27 billion making us almost twice what the tax assessment values are in those adjoining counties. Another interesting fact is that out of the 26th County Metro area for the MSA, we account for a third of the job just within Fulton County and half the wages. I'd like to spend just a minute talking a little bit about a couple of the highlights on the 2016 year that we had a several deals. And I'll try to go through these quickly, but I think it demonstrates the diversity of what we're trying to achieve. The firstly, I'll talk a little bit about what Sonoco. And it is not the fuel people, but it is the largest company in America and one of the largest across the globe that handles packaging, third-party logistic packaging and transportation and distribution of goods. Sonoco along with Duracell batteries entered into a contract to take a distribution space down in Fairburn just off 85. And this is the location where all of the Duracell batteries that you see that are packaged are sent there raw and then put in packages. And then they are sent out of the facility across the United States. Duracell has a battery factory in LaGrange and those batteries are shipped from LaGrange up to this facility. Now, this investment of the \$20 million was on the equipment because it was inside the facility. But it will create 500 new jobs within our community. The second deal is an interesting deal that again we did not directly -- we worked on it, but indirectly we worked on it I guess I'd say. But you read in the paper where Honeywell opened a software center that will employ 800 jobs located in Midtown. This bill -- this property -- this opportunity probably wouldn't have occurred unless a developer bought 715 Peachtree. That's about a 12 story office building across from the Fox Theater that once housed Pennies regional office and later Bank of America. But the building was sitting empty -- had been empty for about five years. And it was currently on the tax roll of about \$15 million and the new value is somewhere probably around \$59 million. But the point I'm trying to make is that this building without us facilitating that building originally to help renovate it -- I don't know if you've been by there, but they've really done a great job of redoing that -- but it probably would not have been able to lure and help secure to make sure that Honeywell located their facility. Because these companies have choices and they could have gone to -- I think in this case it was Dallas and typical Raleigh, and Atlanta were the types of locations they were looking at. I think another big opportunity that we and you played a role in -- it was actually working with our partners in Invest Atlanta was at the UPS deal. That was the location of the \$400 million world-class state-of-the-art high-tech distribution center and basically it's UPS's effort to keep up with e-commerce. But they were under construction as you well know. And they're going to create about 1,250 jobs. And it's a \$440 million investment on a piece of property that we were getting zero taxes from the County because it was County owned. But they will be paying on those improvements and that was a big win. The next deal is QTS. And they are the largest -- one of the largest builders of data centers Colo Facilities. They purchased a building at 1025 Jefferson. That is just down

the street, neighbor of our jail. And this piece of property is in an area that is very deprived with some development and so forth. And they have come in and they did a \$214 million investment in that facility. And we were generating a growth -- all the tax collect around \$24,000 a year. With a new investment it would be significantly higher, but it will create about a 100 jobs. But the interesting thing on this is being a Colo Data Center what you're doing is acting like a hotel and you're leasing -- or shopping center and you're leasing space to other users. The value of the equipment that will go in there is estimated to be at \$750 million. We just had an opportunity -- they just had an opportunity with global payments which just bought a company and reposition their headquarters here in Atlanta. They are investing \$185 million in this facility. These are brand-new dollars to Fulton County that we will be receiving tax revenue -- or the County will be receiving tax revenue over the life of the project. The last deal I'd just like to highlight is SYSCO. These are the food -- they are one of the largest food distributors in the United States that provide restaurants, institutions, food, establishments and so forth. This is their southeastern headquarters. It's in College Park. They have been a corporate citizen of Fulton County, College Park since 1971. They were faced with tremendous growth and the opportunity about what to do. They were toying with the idea of building a satellite facility probably not in Fulton County. But we were able to work with them along with our partners at the city of College Park to make this happen where we create 100 new jobs. They're building a told of about almost 100,000 square feet of space including -- which would be freezer space and office space. But the interesting thing -- I'd go back on the whole 700 jobs that they have their today, the average payroll in facilities is \$70,000 per job currently. And so we are very excited. We've met with their leadership out there. They are very excited about the opportunity and the process that you allowed all of us to go through to make that happen but we have another happy corporate citizen. But they are -- like a lot -- they also have some labor work. And we're working with our workforce people in the state to make sure that they are getting qualified and trained workforce to fill their jobs. The strategic partnerships we have -- you will hear a little bit later about our engagement with EY, Earnest and Young. And as I said, we are working in the workforce -- working with our partners in our division here at workforce really trying to figure out how we work to serve our citizens and our corporate citizens, our businesses, to make sure that we provide them with qualified workforce. I'll tell you that this is the critical thing because as quick as companies come they can leave if they can't find their workforce. So we want to really work -- and this across all levels of this county. Another area that we're starting to see some traction -- and thank you for your positive vote and the citizens' positive vote on e-commerce -- but we are already seeing this. And we're starting to see some data that indicates that we are probably the leader in e-commerce. We are one of only two counties so far that have taken that question back to the voters regarding e-commerce. And I think that's also going to help -- it feeds the reason for UPS and UPS is going to add -- they don't want to bring other companies that want to be close to what I call the member. And there are a lot of those in the e-commerce business. I'm going to set the stage for this GASB 77. And I want to just walk you through kind of the executive summary. And then I want to ask Rose Burden from Earnest and Young to come up and let her and her team kind of walk you through the findings that we came up with regarding GASB 77. But let me just tell you in April

2015, the government of County Standards were issued a statement 77, GASB 77, which requires all governments to disclose the tax revenue foregone association with tax abatement for that particular calendar year. 2016 is the first year. In June of 2016, the Development Authority again through using development authority funds -- remind you we get no direct funding from the county owned funds. We went out and retained EY to assist with the GASB 77 compliance and economic impact of Development Authority of Fulton County projects because we're not reporting but the county reports. So we felt like that we wanted to work in that direction. With that we also worked with all the cities and you'll hear this report in a minute. In the development authority, I worked in collaboration with the County Manager's Office, the Chief Strategic Officer, Finance Department, Assessors Office, and other impacted stakeholders including the citizens to gather this information. And we lead a significant coordination effort with municipalities in the CID's to ensure the streamlining and uniform reporting across the county. We wanted to make sure that we had uniformity. Next, you're going to hear a report about the number of jobs created, the capital investment, and the new property tax revenue after abatements and so forth. And so at this time, I'd like to ask Rose Burden with EY to come up and take over the presentation. And then I'll come back and join to be available to answer any questions. Thank you very much."

**Chairman Eaves** - "Welcome to Fulton County."

**Rose Burden, Ernst and Young Executive Director** - "Good afternoon, Commissioners. Thank you very much for the opportunity to become -- to come before this board this afternoon. My name again is Rose Burden. I am an Executive Director with EY also the southeast region location investment leader. I work very closely with EY clients to expand and relocate across the country. I'd like to take an opportunity to introduce my team who will also speak before this Board today. We have Eileen O'Neil. She's a manager in the Atlanta office as well. She's also a subject matter expert in the area GASB 77. We also have Andrew Phillips. He's a principal with EY, also an economist who will address this Board and talk with you about the direct, indirect and the induced benefits associated with GASB 77. Back in June of 2016, EY was brought on board by Select Fulton to support your efforts toward compliance with GASB 77. It is important to know that Select Fulton and your leadership team across the country they were very proactive in being collaboratively up across the board from the municipality level with your CID's, with your county department assessor's office, the finance team, County Manager, and other stakeholders. Today we'd like to give you more background on two topics in particular. Addressing GASB from the standpoint of what are the compliance requirements? What must be reported by Fulton County? What must be reported by your municipalities? Important to note that we had extensive conversations with each municipality with every development authority across the county including Invest Atlanta and those conversations went very, very well. In the area of economic impact, we will highlight for you some of those direct and indirect reduce benefits such as employment wages and diversity of industries across the county. And with that, I'd like to bring up Eileen O'Neil to highlight some of the technical nuances associated with GASB 77. And then Andrew Phillips to follow to

speak on economic impact. We welcome any questions at any point in time from the Board."

**Eileen O'Neil, GASB Expert** - "Thank you, Rose. Good afternoon, Commissioners. As Rose mentioned my name is Eileen O'Neil. I'll be providing a high-level overview of GASB 77 discuss how it impacts Fulton County and I'm available to answer any questions that you might have about GASB 77 from a technical standpoint. What is GASB 77? So as was mentioned in the executive summary, on April of 2015 the government accounting standards for issued Statement No.77 which requires all state and local governments to disclose information pertaining to their tax abatement agreements. So most notably governments must now disclose tax revenue foregone associated with their tax abatement agreements. So not only do they have to disclose tax revenue foregone associated with their own abatement agreements but also tax revenue foregone associated with other government agreements that impact the reporting government's revenue. So this new reporting obligation is effective for our reporting periods beginning after December 15, 2015. So the 2016 calendar year is really sort of the first reporting requirement that we see that governments have to comply and this impacts Fulton County. And so it's important to note that governments may not disclose information for all of their incentive programs but some of them that specifically meet the definition of tax abatement. And so a tax abatement exist where there is an agreement between the government an individual or entity whereby the government promises to forgo tax revenue to which would otherwise be entitled in exchange for some sort of promise on the part the individual that has an economic development purpose or otherwise serves the public good. So there's really three key components to this definition. The first being that there must be an agreement. It does not need to be a formal written contract. The agreement can be implied based on the nature of the approval process. Secondly, the agreement must precede recipient performance. So it must take place before jobs are created before investments are made. So essentially the government's promise to abate taxes really must induce this behavior that has an economic development purpose. And thirdly it must it must reduce tax revenue. So we're looking at property tax, sales tax, and income tax, employment tax, and it would not include things like pure cash grants and incline training and utility rate reductions and that sort of thing. And so we did an extensive inventory of the types of incentive programs at both the municipal county and state level and identified four programs that impact Fulton County that are applicable to Statement 77. And these are your taxable bond deals and these are the 56 deals that are active in 2016 by the development authority that Andrew Phillips will touch on following my presentation. There's also enterprise zones, rehabilitation, historic properties, and tax allocation districts in limited instances. And so for GASB 77 there is a full reporting requirement for a governments own tax abatement agreements that they have to disclose descriptive criteria in addition to tax revenue foregone for their own abatement agreements. And then for -- their government is impacted by another government agreement. It's a very limited disclosure requirement. You only essentially have to report the tax revenue foregone. And so the first three programs tax forgone deals, enterprise zones, rehabilitation, historic properties those are the direct abatement programs in Fulton County. And then Fulton County also had an indirect reporting requirement as they

identified municipality that had some TAD activity that was applicable to Statement 77. It was very nominal the tax revenue foregone figure for that. And so why does the county enter into these tax abatement agreements? Specifically in the case of your taxable bond deals, those are really sort of the only tool in the County's economic development toolkit to encourage expansions, relocation, and redevelopment in the County. Because of the strict gratuities law in Georgia which prohibit direct abatements from state, local governments development authorities were specifically created to promote economic development in the county. And these tax taxable bond deals really allow the county to maintain competitiveness in this global economy. In addition, incentives typically are a critical factor when a government -- in the businesses decision making process as to whether to relocate or expand in a particular location. And it's also crucial for retention of existing businesses which ultimately benefit the residents of the county by offering continued employment opportunities. And so as I mentioned, governments must not only disclose tax revenue foregone associated with their own abatement agreements, but also that of other government agreements that impact their revenue. And so the County must therefore report tax revenue foregone associated with an city incentive deals that took place and then the municipalities also must report their tax revenue impact and any County deals that took place. And so the development authority is really sort of fully aware of the depth and breadth of the shared responsibility in order to ensure complete and accurate reporting countywide. And so they really took a proactive response by engaging us to assist with those coordination efforts. And so we met with all the municipalities many in-person meetings, just a few phone calls with the municipalities to ask do you have any abatement -- did you have any abatements that impacted the County? And then also we relayed whether there were any development authority Fulton County deals that impacted the cities and their reporting obligations. And so overall it was a very well received response because we really took a lot of that burden off of the municipalities as far as what they needed to report related to development authority Fulton County deals. And we're also able to serve as technical advisers on behalf of the County to talk to municipalities about the types of incentive programs that are applicable to GASB 77 and really what's required for reporting. And so in addition to the intergovernmental level coordination efforts with municipalities, there is also an extensive coordination efforts required within the county itself. And so we met with the tax assessor's office on numerous occasions to talk about the data-gathering requirements to comply with GASB 77. We also met with the finance division on multiple occasions as they have ultimate reporting responsibilities under this new statement. And then we also met with the County Manager's office and the Chief Strategist Office for regular project updates and to deliver the final results of this new reporting requirement. And so Andrew Phillips will be talking about the quantitative impact to Fulton County as a result of the development authority of Fulton County deals. And unless there's any questions from the Board, I'd be happy to turn it over to Andrew to discuss overall economic impact. Any questions? I'm happy to come back to --"

**Chairman Eaves** - "Just go ahead and finish your presentation then at the end we'll have questions. Thank you."

**Ms. O'Neil** - "Great. Thank you so much."

**Andrew Phillips, Earnest and Young Principal Economist** - "Good afternoon, Commissioners. I am Andrew Phillips. I'm the principal in EY's quantitative economics statistics practice. And I'm going to talk to you today about the analysis that we've done of the economic benefits of tax abatement projects and also their impact on overall Fulton County tax revenues. And so the slide that you're looking at here shows on the left-hand side the general scope of the work that we conducted in terms of the specific projects that were included within our analysis. We looked at 56 individual projects that had been executed at some point roughly over the last decade. And the thing that all of these projects had in common was that they had active tax abatements for 2016. Then using the data that we collected for each of those projects, we used an economic model to analyze the direct, indirect, and induced economic impacts. The way I would characterize each of those buckets of impact is that the direct impact represents the jobs, the GDP, and the employee incomes that are attributable to activities you can see at the abatement property itself. So for example an office structure would be all of the office employees that work within that structure. The indirect impacts represent all of the jobs, GDP, and income that are attributable to the supply chain. So again in our example of the office structure, it would be all of Fulton County jobs that are related to service providers, providers of office supplies, utilities all of the other companies that interact with the abating company. And then the induced type impact is the economic contribution that results from employee re-spending their wages. And so once again for the office example, you can think of this as office employees who earn a good wage at a job that was facilitated by tax abatement and then use that money to spend on retail goods, restaurant meals, or other goods and services that are supplied from within Fulton County. Each of those transactions generates jobs and economic activity. So in the next slide you see the actual data that were the -- there are two types of data that were the primary drivers of our model. On the left-hand side of the chart you see capital investment details. And the take away on capital investment is that the 56 projects that we looked at committed to invest \$5.1 billion in Fulton County over the -- roughly the past decade. And so this is an investment that has increased the taxable values of parcels that receive the investment. And you can see how it's roughly distributed across types of buildings. Office buildings account for about 42 percent of the \$5.1 billion of investment. Data centers actually account for 14 percent although it is a relatively small number of the facilities, they are quite expensive and quite capital intensive. And then you also see that there was a material but smaller amount of apartments, retail facilities, hotel, warehouse, manufacturing, and parking. On the right-hand side, you can see the job commitments that were made by these taxpayers. In total, these taxpayers committed to create or retain about 30,000 Fulton County jobs. Those private sector jobs are split across a number of facility types. 75 percent of those show up in office structures, but then you have a number in hotel, parking, retail, and the other categories. The one sign of the quality of a job is the wage that is earned. And what this chart shows is based on the data that's available, how the total salaries and all benefits including non-cash insurance contributions, retirement, all non-cash benefits average across these different types of projects. And so you can see data centers which have very highly skilled technical employees tend to have the highest wages

averaging about 113 including all benefits. Manufacturing and office employees also have quite high wages above the county average which also includes benefits. And then on the lower part of the chart, you see that service industry jobs tend to have lower wages just because typically there are less skilled and sometimes younger employees. So what we did with this information is to use our in plan model to estimate the various types of effects that I described before. And this chart shows the outcome of that analysis. You can see in the first column that are estimate showed that the 30,000 approximately direct jobs that were committed by abated tax payers resulted in almost 50,000 total countywide jobs that are supported. And those include those indirect and induced jobs across a variety of industries. Additionally, there was significant incremental labor income in wages, salaries, and benefits that was earned by Fulton County residents. And then economic output which is sort of similar to GDP but also relatively close to other measure of sales for companies in the supply chain. So the next part of our analysis was looking at the tax impacts from all of these projects. And what this chart shows is how the investments and abatements netted to create the overall direct property tax impact related to abating facilities. So on the left-hand side of the chart, you can see that we are estimating that properties that received abatements had they not received an abatement and had investment not occurred, would have paid an estimated 2016 tax of \$4.1 million. So this is the tax that would have been paid on these parcel had essentially nothing happened. However, there was \$5.1 million of additional investment related to these tax abatement projects, and that additional investment increased the tax base such that at current tax rates the taxes would have gone up by \$17.2 million. Of course there is an abatement that is associated with each project. And we're estimating that the total cost of the abatements was \$6 million in 2016. And so that reduces the tax base -- the tax collections. When you net all of these numbers together, these properties paid \$15.3 million of tax in 2016 which if you compare it to the first bar in the chart is more than the \$4.1 million that they would have paid in the absence of the abatement and in the absence of any of this investment. And so by that calculation then we're estimating that the net benefit to the Fulton County tax revenue was \$11.2 million for 2016. Now, a critical part of this discussion isn't just the direct property tax that's collected due to the investment. It's also the taxes that result from higher levels of countywide economic activities and that's what you're seeing on this chart. In a nutshell, there are other property tax rates that are generated when you have new employment in the county. But new employment equals new wages which allow employees to pay property tax. And then you also have indirect and induced type taxes which also shown on the chart. When you add all of these different tax rates together, you're estimating a total tax impact of approximately \$35 million. And that concludes our analysis. And I wonder if there are any questions before I turn it back to AI?"

**Chairman Eaves** - "Let's go to AI and then we'll ask questions. Do you have a summary, Mr. Nash?"

**Mr. Nash** - "Well, I'm going to get to the summary here. Let me give you a couple of examples of how important these tax incentives play in kind of existing businesses that we have with the county. And I want to give you two examples that have occurred over

the last several years. I'll try to make very quick time with this. But Alcon which is located in Johns Creek, this is about 15 years ago your Board at one time worked to secure to bring a subsidiary of Novartis which is in the medical supply -- pharmaceutical. They are a contact lens facility. And this was the headquarters of what was located in Fulton County in Johns Creek. It was called CIBA Vision. And in 2014, Novartis bought a company called Alcon which another major manufacture of contact lens located in Dallas, Texas. And overnight we lost about 600 jobs out of the facility because the headquarters closed. I would also point out that they are our largest water user in the county. And they manufacture contact lens. They have a 100-plus person 130 -- 40 people of scientists there that work on developing researching and so for around that and then of course the distribution. So we, the County, Development Authority, and the city of Johns Creek, and the state of Georgia, Georgia Tech, technical colleges, everybody worked -- and Georgia power -- worked to try to -- and the problem was that Alcon came to us and said, you know, we're thinking about closing this facility. But we do have this contact lists that we've used in Europe that we want to bring to the United States, but we have to figure out a place to manufacture it. And basically to cut to the chase, it was either between doing here or doing it in Asia or doing it in Germany. And so we were competing globally -- or the county was completed globally, again, this was about 2014. So today I will report to you that we were successful -- you were successful. Today this is the largest contact lens manufacturing facility in the world. And it's located in Johns Creek, Georgia Fulton County. They are still our number one water user and that water is recycled to almost drinkable quality before it is sent back to the plant. But they made two investments since 2014 for a total of \$500 million. They've installed 14 new lines here. They have hired additional people -- they have hired additional -- kind of backfilled the existing jobs and they've added another 500 or so jobs. And we have been in conversation a couple weeks ago with the General Manager. I met with him for lunch. And they are very happy, very excited to be part of this community. And hopefully we will work together to help them continue to grow. But this couldn't have happened without all the partners working together to try to make that happen. That building -- there would have been a question of what would have happened to that building? It was kind of a special use building. So we are very happy that we have them. There are great corporate citizens. The second deal is Maller Zell. I don't know how many of you know the name, but they are a 60-year-old company that is founded in Fulton County and has been located in Fulton Industrial since 60 years ago. And they have continued to grow. There were about three or four very old outdated warehouse facilities kind of up near I-20 along Fulton Industrial. They came to us and said look we are faced with the technology challenges. We have to bring in these very expensive digital computers we have to attract talent to help us carry it to the next level. And they started looking around. And they were looking at neighboring counties and so forth. And so they found that we'd work with them. And they bought a warehouse I believe it's a 6600 or 6500 Fulton Industrial Boulevard. It's a 400,000-plus facility and I would hope that we're able -- and hope you would take us up and be ready to facilitate a field trip I called out there. It is something to behold. Every Walmart, for example, that you walk into in the world the graphics and everything that you see in that store on the walls and everything are produced by this company. And they are either produced here or they have a plant in

Canada. But chances are it's being produced here. They do a lot of work with the places that we shop; you shop Krispy Kreme to Cracker Barrel to Rite Aid to Walgreens. But that's the facility. Once you go out there you see that you're almost feel like you're walking into a building in Silicon Valley. It's all open space. The CFO they assume his office, he runs the facility for the family that owns it he's out in the open. But they have over 125 what I call millennials that are working in there graphic designers that are technology driven that are really helping to kind of drive this great economy. But they are a great corporate citizen and without facilitate the \$16 million deal -- this was new investment dollars -- that facility would not be there today. And that's a big win for Fulton County. What I'd like to do is conclude with two slides. And one is just the future state of Select Fulton ceasing the opportunity. You hear the presentation on GASB. And what we want to do -- we feel like we have had some adequate systems in place. And what we really want to do is enhance the government's process in that. And we are going to incentive process enhancements. And we also want to do to the ORI, the modeling, and so forth as we go through this process. And I think that that's a good exercise for us to do. So we've engaged EY to help us develop that and comeback and say this what we need to be doing to make sure that we go through this. We feel like that we are the leader in certainly the state and around -- one of the top in the country. And we want to be on the cutting edge. And we are very pleased to have been able to work through that process for not only to tenth floor staff, I'll call it, and the finance people, and strategic planning and come together. But this is really important as we move forward so we're going to be doing that. Our initiatives kind of going forth is going to be short and long-term strategic planning. How do we take this new county being that everything is municipalized and so forth? How do we leverage that? How do we come together? And we're going to be working on that. We're going to report shortly on the marketing of Select Fulton. How do we market Select Fulton? And then we really see ourselves as somewhat information clearing now. How do we work with the city? Do we enhance that? And I can't emphasize the importance of workforce and that boils down to education. And we are meeting with the school board and we are meeting with our colleges and our technical colleges and our companies and making sure that we're bringing that together and we act as a facilitator. And that's a role that the county needs to play. And we are excited about that and the prospects of people we've been talking to are very excited about that opportunity. We are in a changing global society. And the industries today will be the industries of the future. And we want to get on the cutting edge of that. Our job is to try to grow the tax base. We're trying to create jobs and we're trying to retain jobs just as important. So we're going to be a part of that. The last slide is that future growth -- the challenges -- I mentioned the workforce. And we are partnering with our workforce people. And we also want to be working as I said with the educational piece. Redevelopment and underdevelopment: Redevelopment can take a couple different things. You've got a lot of -- we don't think about it, but we had a lot of aging properties. We've got one of the largest concentrations of industrial areas east of Mississippi on Fulton Industrial. A lot of those warehouses have too short of ceilings and columns and they don't meet the -- how do we work with the assets there with the property owners to make sure that we do that? But we have tremendous opportunity for job creation. We've got tremendous opportunity for raising the value of the properties in that corridor there. That 23-mile private railroad -- we're close to the

interest. We're close to that. And we have a major -- we got the only airport private airport -- or public airport other than Hartsfield that has a 24-hour tower. Not to advocate that we get into commercial flights, but it's an important part of that. How do we enhance that value especially with UPS deal? But to create jobs and make sure that's what the elected officials will work on. How do you blend that with the community so forth? But we've got a lot of tremendous opportunity. And then on the redevelopment, it could take working with our partners in the cities. The cities -- we have identified six strategic corridors. All of those happen to be in a city -- in different cities. And we're already working, but we want to work with our cities to make sure that we can move that forward. And we want to promote growth in those areas that need to be done. And lastly is the infrastructure. TSPLOST is going to play a tremendous role in this. And the transit study that you have authorized will play big role in helping to get people to those jobs and to their homes and creating quality of life that make this county continue to grow and expand and create quality of life that people want to come and be a part of. And the last thing is Fiber. That is really technology that we have to make sure that we work with our partners out there to make sure that every opportunity we're seeing the question is on that list do I have access to Fiber. And that's something government is not doing -- putting it in, but we need to be. And we are working with that. And we are meeting with our providers out there to see what we might do. So ladies and gentlemen, that kind of concludes our -- it's a lot of information. I apologize. I know it's been a long day. But we wanted to come today to kind of tell you that we are excited. We've got a great County. Appreciate your leadership, your guidance. And if we work together, it's amazing things that we can do to take this county and be sure that we do remain a leader. And I'm excited about it and I appreciate the opportunity to be a part of it. So at this time, the team is here and we would be happy to take any questions that you should have."

**Chairman Eaves** - "No, need to apologize. I must say I've known you for about ten or 12 years. I've never seen you this excited before. But this is a great report."

**Mr. Nash** - "It's really the team that did it. I just got the job to come up and present it."

**Chairman Eaves** - "It really affirms the great work that you and your team are doing. Just a couple of questions. I think the evidence is compelling in terms of the contribution of development to our County in terms of tax revenue that's generated. I must let you know though and you saw some of it today in terms of there is a growing sense among our citizens that developers are getting a pass particularly with the abatements. And it is a bit difficult to see the reality of a -- I don't know if it's an \$11 million contribution or not whatever the contribution is to our taxes. But any thoughts in terms of impact fees? Any thoughts of community benefits agreements in terms of maybe some sort of template that can be fostered fashioned countywide and it can be tailored to --"

**Mr. Nash** - "I think the other think, Mr. Chairman, that you probably have to do again, we the county does not -- and somebody correct me -- the area that we have is the unincorporated area. You know we are not issuing permits. We're not controlling the

zonings. We're not controlling land-use. And as we go forward -- but I think it is certainly a way of trying to think about strategically what you might be able to do. But I think the missing this is it's not what you're giving away, it's what you're getting. And as you heard Andrew talk a little bit about the \$32 million, I remind you that these deals go back because of the way that we do our deals here in the county those ten years. And that's -- we were in the worst time of the real estate depression and since the big depression. And so I think as years go by we're going to see a tremendous opportunity. I'm very respectful of what you say, and I don't have an answer to tell you exactly but we can certainly look at it. I think the challenges are how do you take what we have -- and I might be wrong -- but now we are really kind of a -- other than selling water north of the Chattahoochee River and some sewer, we don't really have a lot that we can do in that area."

**Chairman Eaves** - "Well, I didn't know on the development side whether there were some opportunities. I think what citizens are saying is if a development is brought to my community right next -- or near my home, what can be done that there is direct give back a direct contribution to my community as opposed to this general contribution by way of the tax digest. So can there be some sort of template some sort of general understanding?"

**Mr. Nash** - "That's where I think you go back to kind of the ORI and that type. We're going to be really enhancing the modeling that we have when we move forward to do that, but I think if you -- we've analyzed a lot of things, but if you look at the property most deals -- a piece of property is maybe only generating in taxes 20 something -- \$10,000, \$20,000 and you go put a \$100 million structure on it and once it's built that's new revenue that you never really had that I think gets lost in the conversation. But I'm very receptive when people do that. I don't mean to be in a discussion with you with you up here. But that's where we are headed."

**Chairman Eaves** - "Commission Morris."

**Commissioner Morris** - "Thank you for your presentation. Fulton County is lucky to have you."

**Mr. Nash** - "It's a team effort really."

**Commissioner Morris** - "I have a number of questions. I started asking some questions a year or two ago and found out about GASB 77. I think it is great, but the public needs the transparency. And it was helpful, your presentation, to understand. I gather that Fulton County as you pointed out just a second ago only deals with the unincorporated area and that's no longer a very big piece. So other jurisdictions would have increased sales taxes, business license income, all kinds of other kinds of taxes and those are all rolled into the GASB 77 disclosures, as I gather. It's not just property tax? Disclosure really are the forgone taxes."

**Ms. O'Neil** - "That's right. It's about the programs you've identified as applicable to GASB 77 where we only pertain to property tax. We did look at certain programs at the sales tax level those are more state-level types programs and the Department of Revenue's position is that they're not applicable to GASB 77. So Fulton County has a responsible only to disclose Fulton County revenues that are reduced. But there is also and indirect --"

**Mr. Nash** - "That's an indirect cost. Those things derive to city like sales tax."

**Commissioner Morris** - "Right. And GASB 77 really doesn't disclose the benefits."

**Ms. O'Neil** - "Exactly."

**Commissioner Morris** - "You are presenting the benefits here in your report. And they might include additional sales taxes, business license fees, and all kinds of other things if Fulton County collected them."

**Ms. O'Neil** - "Yeah. So GASB only sheds one part of the picture. And it's important to provide."

**Commissioner Morris** - "Gotcha."

**Mr. Phillips** - "If I can also add, so the slides that we were looking at that show the tax impact on Fulton County. It did include some small amount of sales tax, but you're right. There will be state-level taxes that would be created by that economic activity as well as other types of local tax."

**Commissioner Morris** - "Great. Thank you. And it isn't just the Development Authority of Fulton County that creates some of forgone taxes. Invest Atlanta and there are some other authorities are there not in Fulton County, a couple of cities?"

**Mr. Nash** - "We have talked to all of them and again the reporting in 2016 are deals that maybe got done in 2015 and 2016 that hadn't been built yet. In other words, so it's only -- I think none of the other cities other than the city of Atlanta had anything; is that correct?"

**Ms. O'Neil** - "So the city of Atlanta and the city of Alpharetta did have deals that impacted county revenue and that is going to be discloses as another government agreement impact to Fulton County. But there's a number of Development Authority, city of Atlanta, Invest Atlanta, city of Alpharetta, Sandy Springs, Hapeville, College Park all have their own local development authorities."

**Commissioner Morris** - "Right. I've done some inquiry back a few months ago to try to identify what all the -- what out there in the population of authorities and jurisdictions can impact the Fulton County General Fund Revenues and there are a handful of them even though some of them have not done many deals. The info you had on the benefits

of this investment -- somebody used the term giveaway, I prefer to use the term investment -- when the investments create jobs, did you include the construction job as temporary or are these permanent?"

**Mr. Phillips** - "These are the permanent jobs. You have separate estimates of construction --"

**Commissioner Morris** - "And those are not in these numbers that you resented today?"

**Mr. Phillips** - "They are not in these numbers."

**Commissioner Morris** - "So additional benefits?"

**Mr. Phillips** - "They are additional benefits."

**Commissioner Morris** - "Okay. Again, Fulton County GASB 77 reports only reports it's forgone taxes. APS would report its forgone taxes and so on. Just a couple more -- I scribble notes as you were talking. You mentioned 56 projects. There have been some news stories lately but 98 or 96 -- have you figured out --"

**Mr. Nash** - "I think there's a lot of misinterpreted information. There are 56 projects --"

**Commissioner Morris** - "Some of them are more than one parcel."

**Mr. Nash** - "Yeah. There's multiple parcels --"

**Commissioner Morris** - "That's what I thought --"

**Mr. Nash** - "-- 96 that really give you that --"

**Commissioner Morris** - "-- I thought I might be the difference. Parcel versus projects. So you've capture them all as far as we know?"

**Mr. Nash** - "Yes."

**Commissioner Morris** - "Okay. Great. You mentioned promoting growth in areas needing growth which I would hope that you continue to focus on. Sometimes governments end up creating a great programs that have unintended consequences and I'll mention the opportunity zones that I discovered downtown where you get a credit against your Georgia income taxes business and then if you don't have enough Georgia income tax you get a credit against the Georgia withheld income taxes from your employees for creating jobs. And if a business is already in that opportunity zone and wasn't planning to move and just is growing, it isn't creating those jobs because of this incentive. It isn't an incentive. It's just an unnecessary loss of tax revenue. And I guess as the Chairman mentioned, we've been hearing an awful lot in our town hall meetings. And of course, Al, you and I talked about this a little bit before particularly in

Buckhead and Midtown with apartments. I thought a lot of these developers in effect say that they would have built it anyway. Is that like the opportunity zone concept where it really isn't an incentive anymore. It just happens to be there. So some of us call it the "but for" test. It's great to do this investment if the project wouldn't happen but for this investment in tax revenues. And clearly there are some areas that you know I guess the neighborhoods in Buckhead think that the public doesn't need it for that purpose. Why don't we incentivize them where they are needed in a more aggressive way? And I know if this is something that you all are thinking always talking about, you mentioned this promoting growth in areas which really need reinvestment and investment. I think the citizens will probably feel happier about that sort of thing. We really thought that were consciously doing that?"

**Mr. Nash** - "There is -- some of this stuff -- I'll tell you this, I was -- last Friday I had the opportunity to go meet with Buck Peterson from Georgia Tech and talk a lot about what was happening around the Tech campus in the Midtown area and these companies that are moving in. I think you know as well as I do there's something like 15,000 new jobs been announced down in that whole area."

**Commissioner Morris** - "Right. I drive into downtown that way."

**Mr. Nash** - "And we've had stuff coming out of the ground -- you know we run in cycles. But he told me he said you know the type of students that we are attracting -- the housing plays a role in it and that type of thing. If we miss these opportunities we might -- and then you've got areas that were not collecting much revenue anyway. But here's the other thing that we found. With a lot of these deals they are what I'm going to call community improvements and system improvements that the developers are being forced -- asked to do to make sure -- and I'm not defending. I'm just saying we're working through that. But as you all know now we have adopted finally after the city of Atlanta adopted a program, finally, the elected officials did. So we've been adhering to all of that. So we're very sensitive to those questions when they come up and each case has to be -- that market for right now is basically -- there's not a lot of activity in that market because the lenders are not global or across the United States aren't doing much. But we're very aware of that. And we are not picking and choosing where we go. These opportunities come and we got to go through and --"

**Commissioner Morris** - "Right. And some of my developer friends years ago when the boom in Buckhead in the 90s talked about the windows of opportunity with markets that those windows sometimes shuts suddenly. Retail might be hot in an area because of market forces and then suddenly the window closes."

**Mr. Nash** - "Say that we didn't have that opportunity would recruit who we -- I mean not we, but were we able to lure some other company to expand here because --"

**Commissioner Morris** - "Yeah. Yeah."

**Mr. Nash** - "It's a fair argument on both sides."

**Commissioner Morris** - "Yeah. Well, I appreciate everything that you all are doing."

**Mr. Nash** - "I appreciate your input and guidance and friendship."

**Vice-Chair Ellis** - "Commissioner Hausmann."

**Commissioner Hausmann** - "Thank you, Vice-Chairman. Are you awake down there?"

**Vice-Chair Ellis** - "Fully awake."

**Commissioner Hausmann** - "It's been a long day. Thanks for your presentation. And thanks for telling the complete story. I know you're fully aware of the tax valuation and property tax dilemma that we've been facing the last few weeks from our residential community especially. So I think this is quite timely to tell this story of why we do this, why we have a development of authority, and is there a benefit to the community and to Fulton County for the work you do. Because if you only look at the tax break, you don't understand why in the world we would do that and especially when folks look at their own property tax bills and think they are too expensive and they are struggling to pay them. So what I'm hearing through this process -- and it's quite complicated we have found -- to really evaluate not only what we are paying or what we've abated, but the benefits. And so it's been quite the process to go through because of the new reporting requirements. But \$11.2 million in new tax revenue is pretty significant. And I would suggest that that elevates the burden on the residential property taxpayers because of this revenue that we would not have had. We would have to either reduce services or come up with that money somehow. So I think that that is a positive benefit for sure to what we are doing. And then the ancillary thing -- sales tax that's generated the income tax that goes to the state and the federal government all plays a role in that. And then the businesses that are generated around these projects that also provide jobs and have those same benefits which I don't think you really calculated here. And I know that's very difficult to calculate specifically. So to me this tells the story of why we do it - why you do it. And so I appreciate the information. I think it is good information for the community to see too that there is a benefit to that. The other thing I want to comment on was the fact that when we created this economic development program, Select Fulton, there were a lot of questions about why we needed to do it if all incorporated cities are doing their own economic development. The fact that we went to our partners and shared with them the reporting requirements and helped them set up their own structures and give them the information we have, I've gotten really good feedback from them that they appreciate that. And that it's going to help them in their requirements too. So that's a real tangible thing that you've done here to help with everybody's efforts to have a strong economy in our community. But I tell you the thing that piques my interest the most for the future is the redevelopment opportunities. And I know you're not going to present a plan today, per se, but especially with the potential of Fiber needs and then we can see the benefits of having Fiber in place has done with the

400 corridor and all the companies that have located because that Fiber is there. And I know we've got some real opportunities in the south part of the county with Fiber, so I look forward to hearing about that in the future. But I do think that redevelopment opportunities are significant for Fulton County. I think that's going to be an area of focus, I certainly hope so. We had a presentation last week from Fort Mac. Aerotropolis could use some help. I know we are not fully in a position to fund anything like that at this point, but I definitely think that the future redevelopment is going to be a big focus on what you are doing. So I look forward to that. And then I'm really looking forward to hearing your marketing plan. That's been the thing that I've been wanting to see all this time. As you know, I've pressure you a lot on that. So I look forward to hearing about that. Anyway thanks for this information."

**Mr. Nash** - "All right. Thank you very much."

**Vice-Chair Ellis** - "Thanks, Commissioner Hausmann. I just have a couple of quick things. On the slide you presented with the net property tax pieces -- I just want to make sure I'm clear on this. This would encompass all calculations with all related Fulton County property taxes within the city as well as school system; correct, not just Fulton County government?"

**Mr. Phillips** - "Yeah. These are just the Fulton County government tax."

**Vice-Chair Ellis** - "These are just Fulton County government. Okay. So the multiplier on this is more like about 1.6?"

**Mr. Phillips** - "In terms of the 8.2 divided by the six?"

**Vice-Chair Ellis** - "Yeah."

**Mr. Phillips** - "That would be right. Yes. Slightly under two."

**Vice-Chair Ellis** - "I don't know if there's a way to tell that story kind of outside of just a basic financial footnote. But that obviously gives it even more weight and level of understanding. As I was reading, I was just thinking this encompassed everything not just the Fulton County government portion. So that was one point. And then I think I understood you correctly that this just relates to activities done by the Fulton County Development Authority or includes -- yes?"

**Mr. Phillips** - "So this particular chart is the Fulton County Development Authority and the Atlanta Development Authority. So projects that fall under both."

**Vice-Chair Ellis** - "Okay. But again the only benefit is Fulton County government portion of taxes."

**Mr. Phillips** - "That's right."

**Vice-Chair Ellis** - "Okay. I think that would be great if that would be illustrated for everybody provided to those taxing jurisdictions too to be able to show the benefit that was provided them. If we can get that grant or encourage them to do the same analysis that we've done if it's sort of a cost issue. Two other things or more -- one more of a suggestion. Chairman Eaves was talking about impact fees, and I realize that's not within the scope of what we do. But I don't know if there's an opportunity to gather cities and whatnot that are not making use of them that want to explore them. What's involved with kind of setting them up. Those types of programs I do think we can be a facilitator for, you know, bringing in those types of things together. And then I share Commissioner Morris' concern about sort of the public policy implication particularly abating apartments and residential facilities. And sort of just philosophically if you're abating one residential type, but there's no abatement to traditional or other residential type homeowners and that sort of stuff. There is sort of a public policy this I get there a piece there. And I think this really falls outside of the Development Authority, but I think maybe it's a legislative issue to look at also an abatement certainly to create value it's shown to stay here and come to your analysis. But they also lead to gentrification sort of high-growth and assessed values for neighboring areas that maybe that's an opportunity for a different kind of exemption for the state legislator to consider or just it means that we go about assessing properties. But that's not really within the scope of control of what you all have. So those are my observations. I will open the floor for Commissioner Darnell if she would like to say a few things too."

**Commissioner Darnell** - "Yes. Thank you, Mr. Vice-Chairman. I'm always interested in the point that you make so often, Mr. Nash, about the relationship between a trained workforce and successful economic development. I want to make sure that you have available to you all the information, up-to-date information, that you need with respect to that particular factor as it relates to District 6 which includes Southwest Atlanta and all of South Fulton. All seven -- or eight cities now. Because when we were briefed by our staff -- the County Manager staff with respect to the environmental scan of that area two years ago, it turns out that per capita is one of most highly trained workforces in Fulton County. And that includes training above the college degree. I have a section a pretty large section in my district that has a concentration of some of the most highly trained folks in this county. And I want to make sure that that data is available because as you have heard me say many times, we do have many challenges with respect to quality economic development in sections of my district. And we want to continue to encourage the work that you are doing with the cities in South Fulton and with Atlanta which is also a major portion of my district to support the efforts. We have been very encouraged by developments in Fairburn and Union City. I think Union City is in the movie business now. And we want to certainly encourage that. But if there is a relationship between education and economic development, I expect to see South Fulton booming."

**Mr. Nash** - "Well, let me --"

**Commissioner Darnell** - "Pretty soon. It's not now. Very proud of our warehouses, but naturally we'd like to diversify a little bit in terms of what we hear when we are in the

district. We want to diversify and we will continue to work with you so that we will understand better how we can provide assistance to cities new and old who have highly trained residents, but not much diversification in terms of job opportunities. I don't see Fulton Industrial as just for warehouses. And when I go to Boulevard CID meetings, I learned that many of the business owners out there don't see it that way either. And having mentioned them, let me just say we are very encouraged by the partnership that this county has established with that CID to communicate and demonstrate that we are like any other industrial area. We want some diversification along that corridor. I think I will just stop right there. But if this is relationship between training even above college and economic development, I'm sure we're going to be booming very soon."

**Mr. Nash** - "Well, the future of not only this county, this region relies a lot through the South Fulton area because with the airport and everything else that we have there. I'm not here to tell you that we are -- that I'm going to give you indication where we are moving. We are meeting with the school superintendent. We're trying to work with the technical college. We got a new president in there that happens to be a good friend of mine. And we work with her long and hard at the Gwinnett Tech. And when she helped do that, I couldn't have ask for a better person to be there or partner to be with. But we're going to be working at that. And I think the other thing that we're finding is -- and you hit it a little bit a minute ago -- when you're driving down the road somebody sees a building and they say well that's a warehouse. If you go behind the curtain, what we're finding is that there are a lot of jobs that are very good paying jobs and they are very technical. But what we want to make sure is that our young people have career paths and that they get that so they are prepared to take advantage of those opportunities. And with that we're going to try to do our best to try to work with the city and work with our businesses. So your words are very well stated. And we are hopefully working in concert to get that done."

**Vice-Chair Ellis** - "Thank you. Madame Clerk, could you sound the next item. Thank you all for that great presentation."

**17-0522     Economic Development**

[Presentation and update on the Economic Development Marketing Plan for Select Fulton. \(PRESENTED\)](#)

**Tonya Grier, Fulton County Interim Clerk to the Commission** - "Page 11. **#17-0522**. Economic Development. Presentation and Update on Economic Development Marketing Plan For Select Fulton."

**Samir Abdullahi, Select Fulton Economic Development Specialist** - "I'm good afternoon, Commissioners. My name is Samir Abdullahi, Economic Development Specialist for Select Fulton. My hope today is to kind of run you briefly through our marketing planning stage and update through our RFP and answer any questions that you may have in the process. As Commissioner Hausmann mentioned earlier, she is very excited about the marketing piece. I share in her enthusiasm. I've been with the

County for about nine months now. Previously, I was with the city of Alpharetta. I worked for a very similar process of developing a marketing and branding process that will really highlight the good aspects of the city. Obviously, we promoted ourselves as the technology city of the south. And so the opportunity -- Al called me and said there's an opportunity to come down to Fulton County and establish what Fulton County's brand and message is going to be from a business perspective. And that's something that was the main motivator for me to come down here to the county. And so I'm excited today to present an update to the item that I am most passionate about which is marketing Fulton County from business perspective. I'll skip through the background. I think we covered that in the previous presentation other than the highlight that again Select Fulton is this new partnership to the County's Economic Development Office in addition to the Development Authority of Fulton County. And as you look at the marketing plan that we're working to develop and get an issue of RFP on, there's really two strands of thought on the goals and focus areas that we're looking to take on. One of them is the marketing piece. So really promoting Fulton County as a great place to do business and the other piece of that is the communication piece. So not just selling Fulton County is a great place to do business. The other piece of that is selling Select Fulton as a great economic development agency and all the opportunities that exist in partnering with Select Fulton. And so as we look through some of our strategic priorities that we're looking to accomplish through the marketing process and RFP, there's really three strands of thought here. One is managed through the Fulton Business Image. And it's again developing this messaging -- that messaging that highlights kind of Fulton's strengths from a business perspective. It's including Fulton in the conversation. So while we as economic developers at Fulton County think we have a true understanding of what our branding message is at Fulton County, we really want to invest in our stakeholders; that's municipalities that have their own individual brands from an economic perspective. Our chambers of commerce, our business leaders, our community leaders, we really want to get their input not only in the front end to make sure that the output is something that's useful for Fulton County. But as in any policymaking, when you included the stakeholders the results are they can act as echo chamber for the brand and message. So getting them involved in the front is an important component of this process. And then the last piece is developing these tools to share that message. So that's what we really crafted what our message and our branding images is how do we effectively and strategically get that message out there? And we'll cover some of those aspects going forward. And so we'll look at the scope of the three focus areas that we're asking as we issue this RFP is to do the initial research, to engage with our stakeholders, our cities our elected officials, our business leaders to identify what is their version of Fulton County from a business perspective. From that piece from that research and that informed process, we hope to develop that brand and messaging. Again it's not useful just to have those taglines and those campaign slogans. But how do we go forward to the third piece which the strategic implementation? So how do we get a message out there. This is a little bit more visual version of that but again we're developing our messaging that brand identity. We're creating these vehicles whether that's in static form or virtual or one pager or digital form whether it's a video or ad online. And then ultimately the goal is how we do influence the perception of Fulton County as a place to do this. And this is another visual version

of this. I just like to lay it out this way where the messaging is us internally but also externally our partners telling businesses what Fulton County is. We do that through these different types of vehicles some of these are static some or these are digital. And ultimately we help to impact that perception with the resulting symptoms. "I think Fulton County is", this is probably the more important slide which this is the initial budget we developed. We coordinated with strategic planning to kind of evaluate business alliance with some of our strategic priority areas. And a lot of these initial budgeted items give us kind of those basic marketing materials that we would need to promote the Fulton County. So once we develop a brand and message that gets some of the items out and gives us a course. It gives us our marketing plan. We can do a moniker video for our website that we currently don't have. We came up with a great idea about city videos. So we want to be -- the County Manager had a great idea about placing Select Fulton as kind of a one-stop shop. Businesses are looking to move to the metro Atlanta region. It can be difficult sometimes to orient them of the different jurisdictions and municipalities. And a lot of the times the metro Atlanta Chambers of the world, the Georgia Powers of the world, the Georgia Department of Economic Development like to reach out to county entities to somewhat filter that project flow. And so we are not interested necessarily in telling the city's what their economic development brand is going to be but we want to make sure to capture that messaging and aggregate it into kind of a single source so that as the business is starting to decide I want to invest in Fulton County, we can kind of be that aggregate of information pushing them to the right city that would be a good fit for them. Again some other pieces and a few one pagers. It says North Fulton and South Fulton, it's not going to be geographically focused. We're probably going to be more industry focused campaigns especially as we go to industry trade shows with lots of more targeted materials. But as you look specific industries there may be a geographic component to it. And so while our overall goal is to have a Fulton County wide brand and message for some particular specific industry areas, we would want a little bit more targeted materials. That includes Select Fulton brochure, some enhancements to our existing websites especially on the city side of things, a conference display as we go into these trade shows, and the remainder there you see \$119,000 is really for the implementation piece of the strategic plan for marketing. So it could be things like targeted ad lines, additional collateral materials, promotional material. A lot of that will be the result of marketing plan once and we go through that RFP. And so that's the intent of those funds. Lastly, just a quick update on the timeline. I'm working on the draft RFP as we speak. Hoping to have a completion by the end of this month if not the top of next. And likely, probably toward the end of August we will come back before Board of Commissioners to do the final RFP selection process with the candidates. With a completion date of the marketing plan in October, that should include some of those initial collateral materials. And so again I'm excited about the opportunity to really tell the story of Fulton County from a business perspective. The idea that we had going into this is claim it all. So whether Select Fulton or the Development Authority of Fulton County, or Interest Atlanta touched it if it happened in Alpharetta, if it happened in Chattahoochee Hills, it happened in Fulton County. And we should claim and promote those ideas. And I'm happy to answer any questions. Thank you."

**Vice-Chair Ellis** - "Commissioners, do we have any questions? Thank you for that presentation."

**Commissioner Hausmann** - "Yes. Thank you very much. We look forward to it."

**17-0523 Public Works**

[Presentation: TSPLOST program update. \(PRESENTED\)](#)

**Tonya Grier, Fulton County Interim Clerk to the Commission** - "#17-0523. Public Works. Presentation: TSPLOST Program Update."

**Vice-Chair Ellis** - "Hopefully we can do this in about 90 seconds."

**Todd Long, Chief Operating Officer** - "Good afternoon everybody. Just a quick update on TSPLOST. We have divided TSPLOST into two different roles. One role is the overall County responsibility that we have in the IGA we signed with the city's which includes items such as the oversight Council, the audit, website that gives updates on all the different cities, tracking all the different cities projects and making sure that's done right. And we've assigned that to Randy Beck. So Randy is now working at a public works no longer at planning and community services. And he will be doing along with other duties as well. And then on the South Fulton side, we're contemplating obviously proposed to the city of South Fulton that we continue to deliver projects in South Fulton. We're doing that now. That is -- Antonio Valenzuela will be doing that. So I'm going to let -- a quick presentation this will be quick. David has already being given the notice, but he's going to give a quick overview of where we are at. Thank you."

**David Clark, Public Works Director** - "Thank you. And again David Clark, Public Works Director. I just want to quickly -- because all of this is in the packing I don't plan to spend a lot of time -- there's a couple of things I want to point out on the program management side as well as the South Fulton project management that I do think is important. We got our first checks at the end of May. The money that's come is about 77 percent of what the projections were. We don't believe that's an indication of the economy. That's just a way that the retailers are slow to start collecting this additional three quarters of a cent on April 1st like they were supposed to. The retailers are still responsible for that tax. And so the Department of Revenue is telling us that by Labor Day everything should be caught up to where it's supposed to be. So expect to be fully caught up by the end of the summer. As Todd was saying, we have put together the citizen of oversight council. Randy Beck will be in charge of that. We have scheduled the first meeting to happen on July 12th at 2:00 p.m. They will be meeting on a quarterly basis. And again the role of the oversight citizen counsel is not to manage the specific projects that are in the different cities whether it be the city of Milton, the city of South Fulton, city of Palmetto whatever. They are only to look at the overall way that the program is managed and making sure that the money is being spent on transportation weighted projects currently with a referendum statements. They will also

be doing some reports that we will share with the BOC. And I suspect that there will be another meeting between the oversight Council and the BOC shortly after the first of the year when they do the first reports. One of the big things that Randy is working on is the revamp of our website. The website was a very effective tool during the public education leading up to the referendum vote back in November. It's been fully scaled since then and now that we're beginning to get our money and beginning to have projects move forward in all the communities. We're going to start using that as kind of a center point where everybody can go within Fulton County to see what's happening on the program not just for South Fulton but the overall county. Quickly on the South Fulton projects that Antonio is managing, we have a fairly robust resurfacing program that we will be doing. We have about eight and a half million dollars this year and a little bit over \$8 million dollars next year. One of the agenda items that you'll be acting on here pretty soon is renewal for resurfacing activities with ER Snell. Part of our renewal contract will be used towards these resurfacing projects. And the other projects that we will be working on this year and next. Are the intersection improvements that are listed there as well as pedestrian improvements on Enon Road as well as Danforth Road. So that's certainly what's -- have any questions? If you haven't, Vice-Chairman, otherwise I will let you go on to the next item."

**Vice-Chair Ellis** - "Commissioner Arrington."

**Commissioner Arrington** - "I was just looking -- thank you for that information. That's great. We were starting to get a lot of questions about when that's going to begin. So as soon as we can get the website updated and you can communicate that information to us would be great so that we can start communicating it out to constituents."

**Mr. Clark** - "I suspect you'll see the website becoming more active in the next month."

**Commissioner Arrington** - "And do we know in particular with the Enon Road sidewalks what the dates are that?"

**Mr. Clark** - "Not yet. But we will get you that information."

**Commissioner Arrington** - "Okay. Thank you."

**Vice-Chair Ellis** - "Thank you. Appreciate it."

**Mr. Clark** - "Thank you."

**Vice-Chair Ellis** - "Next item."

**All People are safe**

**17-0524 District Attorney**

Request approval of recommended proposal - District Attorney, RFP#17RFP106640A-FB, Comprehensive Plan to Remedy Illegal Opiate and Heroin Drug Problems in Fulton County in the amount of \$40,000.00 with Genico Strategies, LLC (Woodstock, GA) to provide a comprehensive plan to remedy illegal opiate and heroin drug problems in Fulton County effective upon issuance of the Notice to Proceed and shall not exceed 150 days. (HELD ON 6/21/17)

**ITEM HELD AS REQUESTED BY VICE-CHAIRMAN ELLIS.**

**A motion was made by Vice-Chairman Ellis and seconded by Commissioner Arrington to hold items #17-0524 and #17-0482.**

**The motion passed by the following vote:**

<b>Yeas:</b>	<b>5 - Hausmann, Ellis, Morris, Arrington, Darnell</b>
<b>Absent:</b>	<b>1 - Eaves</b>

**Tonya Grier, Fulton County Interim Clerk to the Commission** - "Under All People are Safe. **#17-0524.** District Attorney. Request approval of a recommend proposal to provide a comprehensive plan to remedy illegal opiate and heroine drug problems in Fulton County. This is also to be discuss as Vice-Chairman Ellis' item on page 15. **#17-0482.** Request approval of a resolution establishing an opiate abuse and misuse prevention plan for Fulton County."

**Vice-Chair Ellis** - "I'm going to ask that we hold both these items. The District Attorney and I spoke and I think we are both sort of aligned in what our mission is. And have some ideas that we want to say reconcile and see if we can bring forth some specific action versus going down the path of any sort of study. And I think we're going to try to meet in the next couple of weeks. And I want to also invite any Commissioner. I know Commissioner Hausmann has done a lot in this area and we invite her to participate in that as well. So we can kind of bring forth some items jointly to the Board for consideration."

**Commissioner Hausmann** - "Thank you, Vice-Chairman, I'd be happy to. I do have some ideas."

**Vice-Chair Ellis** - "Great. Thank you. All right. So we can hold those next to items and move forward."

**Clerk Grier** - "**#17-0525.** Fire Rescue --"

**Ms. Perkins-Hooker** - "Excuse me, Madam Clerk. I didn't see the vote that was approved that you reported out to hold."

**Clerk Grier** - "Okay. Do we have a motion?"

**Commissioner Arrington** - "Second."

**Vice-Chair Ellis** - "Third."

**Ms. Perkins-Hooker** - "Thank you."

**Clerk Grier** - "Okay. The vote is open to hold items **#17-0524** and **#17-0482**. And that motion passes. Five yeas, zero nays."

**17-0525 Fire Rescue**

Request approval of lowest responsible bidder – Fire Department, Bid# 17ITBC106764B-BR – Fire Fighter's Turn Out Gear in the amount of \$92,790.00 with NAFECO (Norcross, Georgia) to provide firefighter turnout gear and accessories. This is a one-time procurement. **(APPROVED)**

**A motion was made by Commissioner Arrington and seconded by Vice-Chairman Ellis to approve.**

**The motion passed by the following vote:**

<b>Yeas:</b>	<b>5 - Hausmann, Ellis, Morris, Arrington, Darnell</b>
<b>Absent:</b>	<b>1 - Eaves</b>

**Tonya Grier, Fulton County Interim Clerk to the Commission** - "**#17-0525**. Fire Rescue. Request approval of the lowest responsible bidder to provide firefighter Turn Out Gear and accessories."

**Commissioner Arrington** - "Move approval."

**Vice-Chair Ellis** - "Second."

**Clerk Grier** - "The vote is open. And the motion to approve passes. Five yeas, zero nays."

**All People are culturally and recreationally enriched**

**17-0526 Library**

Request the approval of a recommended proposal – Atlanta-Fulton Public Library System, RFP#17RFP0992017K-JAJ, Design/Build Services for Library Capital Improvement Program, Phase II (AFPLS-CIP), Group 2 library renovations Guaranteed Maximum Price (GMP) in the amount of \$12,432,883.00 with Engineering Design Technologies, Inc., (Atlanta, GA), to provide Design/Build Services for the renovation of five (5) existing libraries (Dr. Robert E. Fulton Library at Ocee, Northeast Spruill Oaks Library, Northside Library, Mechanicsville Library and Buckhead Library). Effective upon contract execution for three (3) years or until contract completion as determined by the County. **(APPROVED)**

**A motion was made by Commissioner Morris and seconded by Vice-Chairman Ellis to approve.**

**The motion passed by the following vote:**

**Yeas: 5 - Hausmann, Ellis, Morris, Arrington, Darnell**  
**Absent: 1 - Eaves**

**Commissioner Hausmann requested staff to provide the Board with a schedule for the length of time each branch will be closed during the renovations and include a section on the County's website for community recommendations.**

**Tonya Grier, Fulton County Interim Clerk to the Commission** - "Under All People are Culturally and Recreationally Enriched. **#17-0526**. Library. Request approval of a recommend proposal to provide design/build services for the renovation of five existing libraries."

**Commissioner Arrington** - "Commissioner Morris."

**Commissioner Morris** - "I just have a question couple of questions. It looks terrific, Mr. Collins. But I wanted to understand the materials we were provided -- and the caption talks about a contract price of 12,432,883 the vendor Engineering Design Technology, Inc. And then under contract compliance information it's got a contract value of 998,000 for Engineering Design Technologies. I think I know the answer, but I don't want to assume anything."

**Felicia Strong-Whitaker, Purchasing and Contract Compliance Director** - "So you are correct. It's a two-phase process for the design/ build and so the design process is first. They've identified their subcontractors on the design build portion because as you know the libraries are all very different. And they have to develop a scope of work first

so they'll know what the construction -- the scope of the construction is going to be. So the design part is the first part."

**Commissioner Morris** - "So that's what I thought. So in effect we are releasing the \$998,000 worth of design work and then they come back with the contract which is for 12 million."

**Ms. Strong-Whitaker** - "Right. The contract for the total GNP is included in this. So it will not exceed this GNP that you all are approving today."

**Commissioner Morris** - "And Engineering Design Technologies is the prime even on the construction?"

**Ms. Strong-Whitaker** - "Yes."

**Commissioner Morris** - "Thank you. That's what I thought, but I didn't want to assume. Move approval, Mr. Chairman."

**Vice-Chair Ellis** - "I second. Commissioner Darnell."

**Commissioner Darnell** - "In your advertisement to contractors regarding this project, did you have any new names of contractors who did not participate in Phase I?"

**Ms. Strong-Whitaker** - "Yes, ma'am. We had CT Darnell."

**Commissioner Darnell** - "You don't really have to give us their names."

**Ms. Strong-Whitaker** - "Oh, I'm sorry."

**Commissioner Darnell** - "But would you just identify some of the contacts -- new contacts that you made either organizations or individuals so that the information is received by the public that we are not using old lists only. We are reaching out to try to get the information to those who may be interested. Not everybody's interested, but our job is to get it out there. And it was my understanding that as a part of the major work of contract compliance, that's what we're doing. We're constantly trying to find new sources because we are always looking for high-quality folks who can do our work for us in the most cost-effective way. So if you can identify some of the kinds of approaches that we use as we prepare to issue our RFP's on Phase II."

**Ms. Strong-Whitaker** - "Yes, Commissioner. We did quite a few information sessions that we held letting them know about the upcoming projects. Before the projects were released, we gave them what the scope was going to be. We gave them appearance schedules. We did several presentations for several professional organizations. The team here helped us with that. Mr. Ellis and Al Collins we all did presentations at various professional organizations. We did a lot of e-mail blast, a lot of ground work, we attended a lot of vendor outreach in various cities and organizations as well."

**Commissioner Darnell** - "Thank you very much. I'm sure that information is going to be helpful not only to the Board but the general public as well. I was of course very pleased to see that a Fulton County business was able to make it on the list. As former Mayor Jackson once said those who pay taxes it's not inappropriate that at sometimes they are paid by taxes. I don't think that's inappropriate. Of course we are interested in the quality work and the cost effectiveness. I wanted to ask maybe Mr. Collins -- I don't know if this is a question -- in terms of the order in which we proceed with our renovation projects, what are some of the guidelines or factors that are used in determining which libraries, which renovations in what order? I'm pretty sure you probably coordinate very closely with the director and his staff on this."

**Al Collins, Library Services Director** - "We try, Commissioner, to group projects based on where they were located. The intent is to try to avoid creating library desserts as much as possible. So we wanted to get projects from a variety of different locations so in the event that they are closed, not all are closed at once. That the community would have an opportunity to --"

**Commissioner Darnell** - "What's the order is what I'm asking. I'm not asking whether it can be done at once."

**Mr. Collins** - "Well, we've already released Group 1. We're now looking at Group 2 which is the five libraries. We have coming up Group 4 today as well and that will be two libraries. We are going to release the RFP for Group 3 and for Hapeville. That will be coming up within the next couple of weeks for release. Is that giving you the answer?"

**Commissioner Darnell** - "Excuse me, Mr. Collins. This particular agenda item and this particular project involves three libraries?"

**Mr. Collins** - "It involves five."

**Commissioner Darnell** - "Yes, three renovations. What standard what criteria did you use in selecting these three?"

**Mr. Collins** - "Commissioner, I'm sorry. There are five in Group 2. There are five libraries that will be included."

**Commissioner Darnell** - "Oh, okay. It's five?"

**Mr. Collins** - "There are five."

**Commissioner Darnell** - "Okay. What criteria? Same question." T

**Mr. Collins** - "Well, again --"

**Commissioner Darnell** - "This all of them?"

**Mr. Collins** - "Excuse me."

**Commissioner Darnell** - "This is not all the reservations, is it?"

**Mr. Collins** - "No. This is only --"

**Commissioner Darnell** - "Those that are in my district, I don't see them. Thank you. Nice big print. The County Manager always gives me something I can read. Nice big print. Yes. I know this doesn't include all of them because I have several on the list and they are not here. This is just for the benefit of the public. I just want to know the criteria. I know you have some valid ones and if you can tell us what they are, we will move on."

**Mr. Collins** - "Again we wanted to get a collection of projects that were of size, one. That it will attract attention to contractors who would be able to work with us on these projects. Additionally, we wanted to get a variety of sizes in terms of the projects. And so again we had a mix of some small some large included. And in terms of their location, have some variation in that so then again if they were closed not all of them will be closed simultaneously so he wouldn't create deserts."

**Commissioner Darnell** - "All right. I think I got that point sometime earlier that they would be done simultaneously. It seems to be a geographic factor involved here. Is that for some technical reason? Certainly not --"

**Mr. Collins** - "Well, it's efficient for the contractor who would get a group not to have to go from North Fulton all the way down to say Palmetto or something of that distance."

**Commissioner Darnell** - "I'll say like Mr. Morris again, I thought that was the answer, but I didn't want to assume anything. But it took us about three or four minutes to get it so I think I'll stop right there. So they are grouped based upon really the convenience of the work; is that it?"

**Mr. Collins** - "Well, geographically they are nearby."

**Commissioner Darnell** - "That would be the reason for the geographic similarities; right?"

**Mr. Collins** - "Correct."

**Commissioner Darnell** - "It makes sense to do the Robert E. Fulton, Ocee Library, and Mechanicsville in the same group. That's a nice little jump even with the repair of I-85 Bridge. That's still a nice little jump from Mechanicsville and to Ocee library which is one of my favorites. I helped break ground on that one as well as North East Fulton. Y'all can count them if you want to, that's all right. I thank God for it. So at least in this particular instance, Mechanicsville and Buckhead are a little bit off that geographic criteria; right? All right. All we need is answers. That's all we need is just answers. I'm

confident that we have answers and that we have good answers, you know. People have to hear them. They can't hear us fumbling around with a \$209 million project and we can't say why there are certain geographic similarities. Just tell them why. It's because of the convenience of the work. Although as I said, Group 2 that we have before us today is kind of hard to explain. Thank you, Mr. Vice-Chair. Oh, one other thing. I noticed that you had a meeting with the community at Southwest library recently."

**Mr. Collins** - "Yes, we did."

**Commissioner Darnell** - "I assume that we did approve Group 1; right, earlier? Is this the first one that we approved under Phase II? Is this the first one we've have had?"

**Mr. Collins** - "No. We've approved Group 1."

**Commissioner Darnell** - "It was my understanding that we had done Group 1?"

**Mr. Collins** - "That is correct."

**Commissioner Darnell** - "When is your next meeting at Southwest library and what is the basic agenda for that meeting?"

**Mr. Collins** - "The next meeting has not yet been scheduled."

**Commissioner Darnell** - "Has not been scheduled?"

**Mr. Collins** - "Has not been scheduled yet with the community. The intent was to gather information from the community for them to give us input on the kinds of things they would like to see within the library -- the changes they would like to see occur and happen during the renovations. What's important to them so that we can take that under consideration along with some of the input that we're getting from the library staff; synthesize that and develop a program and develop an approach for the design; and then come back and present that along with the facts and requirements that we have heard and prioritizing and been able to include in the design."

**Commissioner Darnell** - "Yes, that's pretty much the process that we use when we get Northwest libraries, Scotts Crossing -- it really worked well. Is there some reason you haven't been able to schedule a community meeting?"

**Mr. Collins** - "Well, we wanted to get through all of the Phase 1 community meetings. And we just had our last --"

**Commissioner Darnell** - "Oh, I see."

**Mr. Collins** - "-- as a matter fact last evening of the first seven."

**Commissioner Darnell** - "Surely makes sense. Are you sending any kind of follow-up to the people who are attending the community meeting? We used to send not minutes but, you know, a report. Not everybody can come to every meeting. And when people get some sort of communication about what happened at the meeting and so on then they -- many times it creates an interest and more importantly the belief that we're actually interested in their opinions and want them to come to the next meeting. Do we still do that? I know we did that when we did Scotts Crossing. We -- staff the library staff always followed up with communication about action items from the meeting."

**Mr. Collins** - "As a matter fact, we've got sign-in sheets with everyone's contact information on it. And we'll be following up with --"

**Commissioner Darnell** - "You all have a follow-up mailing like they did."

**Mr. Collins** - "Yes, that is correct."

**Commissioner Darnell** - "That's very good. Thank you very much."

**Vice-Chair Ellis** - "Thank you, Commissioner Darnell. Commissioner Hausmann."

**Commissioner Hausmann** - "Yes. As a follow-up to that, Group 1 has eight libraries; is that right?"

**Mr. Collins** - "Group 1 has seven."

**Commissioner Hausmann** - "Seven. And so those are spread throughout the county I noticed. So your efforts to not have library desert I guess factored into that?"

**Mr. Collins** - "That's right."

**Commissioner Hausmann** - "I do want to note that I had the opportunity to go to Roswell meeting. It was very well attended, very engaged in community. Lots of hope on the outcome and a lot of interest in it. But it was mentioned about the Sandy Springs and Roswell library proximity and both being done on a similar schedule and perhaps there would be a desert situation going on there. I could not attend the Sandy Spring library. I was little busy with a tax meeting that same evening, so I was able to go. But I heard that was also mentioned there. So how are you going to address -- because really in Sandy Springs there is no backup library like there is for Roswell. You have the new East Roswell library and then you have Alpharetta that's not terribly far away. So what are you going to do for the Sandy Springs community if, in fact, they are both being under construction at the same time."

**Mr. Collins** - "We are going to work really hard to not have Roswell and Sandy Spring closed simultaneously for renovation."

**Commissioner Hausmann** - "So they will not be?"

**Mr. Collins** - "Right. It's out intended hope to have one begin it's renovation and close it while the other is still operational. And as we come to conclusion on that, we will prepare to begin the opening process. We will then begin construction on the other. So again we have a library operating in close proximity to the community."

**Commissioner Hausmann** - "Very good. And when you're -- and I just want to note that it does seem like we have a hole in the Sandy Springs area the service hole. I know that the bond was issued a long time ago and that areas were identified, but it does seem at this point that it's a shame that there is not a close backup in the Sandy Springs area just for future information. But what are we doing during the time that those libraries are closed because it is going to be hardship on some people. Are we going to step up the bookmobile programs and that kind of thing in those areas? Can you just give us an idea on that, please?"

**Dr. Gabriel Morley, Fulton County Library Director** - "We have two outreach people. And so we'll have some kind of outreach plan, but more importantly we'll have our marketing plan that will help direct people to the nearest library. And they have enough time -- in the meantime we're encouraging people to check out more material. They will still be able to drop things off at the closed branch and we'll be able to carry them around. Part of it is to adjust their expectations too and help them understand they are going to be inconvenienced for a little while they are just going to have to deal with it. And when then when it reopens, they will have the benefit of the renovated library."

**Commissioner Hausmann** - "What happened to the staff for these libraries from the time they're under construction?"

**Dr. Morely** - "They'll just go to other branches."

**Commissioner Hausmann** - "They will be deployed to other branches. Have we considered working with schools that are close by in the area that can perhaps share some space for programming for kids and stuff?"

**Dr. Morely** - "Yeah. That's part of what we've been talking about at the administrative level is how we're going stay engaged with all of these communities including downtown when Central closes. And what we hope to do is to continue to do more outreach activities with the staff that's already there who knows that community and knows those people. So we can find those places you do story times have programs that are still in the community even though the building is shut down temporarily."

**Commissioner Hausmann** - "Well, I don't have to tell you how important libraries really are to the community even today. We've seen that time and time again. I think we're really seeing it now. So anything we can do to still provide services to the local area during the construction period I think would be very well received. And then I'm looking at this Phase II or Group 2 rather that we are looking at to approve right now and it's for a three year time period. That seems a little long. Is it really going to take three years?"

**Mr. Collins** - "Commissioner, I apologize. Can you repeat the question?"

**Commissioner Hausmann** - "The time period. It's set for a three year contract. Are we really anticipating it taking it three years?"

**Mr. Collins** - "No, we are not. But that's the extent of kind of the Phase II program. And we just wanted to make certain that should we run into any hiccups or unforeseens, we had enough time to accomplish the projects."

**Commissioner Hausmann** - "Well. I would encourage you to not take three years."

**Mr. Collins** - "We will not."

**Commissioner Hausmann** - "And I would also like to see a schedule of how long you anticipate each branch to be closed whenever you get to that point because I think that that's really important information share with the community as well. And can folks still comment -- is there way for them to comment online what they would like to see in these projects? And what will be the deadlines for those comments?"

**Mr. Collins** - "As a matter fact, it's part of each of our community meetings. We gave them several options for communicating with the library after the fact and so we gave them e-mail addresses and the like. So if they have comments -- and we gave them sheets with that information on it. So they can follow up with comments. They can submit them online, and we can get those. And we will include them. We didn't stipulate a deadline so that it's open. And whenever a comment occurs or they have a thought they want to share with us, they certainly can do that."

**Commissioner Hausmann** - "So as you're doing the design there obviously has to be a deadline of some sort. I would just ask that you maybe put something on our homepage not just the library page but perhaps on the County page that will link to it just so that we can get as much comment as possible during the design phase. And I would encourage you to put a deadline."

**Mr. Collins** - "Will do."

**Vice-Chair Ellis** - "Commissioner Morris."

**Commissioner Morris** - " Sorry. I forgot one question as I look back over my notes. I should know this by now but local preference scoring what is the definition of local? Fulton County?"

**Ms. Strong-Whitaker** - "There are three definitions of it generally diagnosis about local preference. The first is being geographically located -- your business is geographically located within Fulton County. The second is 50 percent of your employees live in Fulton County. And the third is that the principal owner is a resident of Fulton County."

**Commissioner Morris** - "So in this one even though the prime contractor has a Marietta, Cobb County address then the second or third just to get the --"

**Ms. Strong-Whitaker** - "Yes. Yes."

**Commissioner Morris** - "Thank you."

**Vice-Chair Ellis** - "All right. Let's vote."

**Clerk Grier** - "The motion to approve passes. Five yeas, zero nays."

**Vice-Chair Ellis** - "Next item."

**17-0527 Library**

[Request the approval of a recommended proposal – Atlanta-Fulton Public Library System CIP – Phase II \(AFPLS-CIP\), RFP #17RFP021017K-EC, Geotechnical, Material Testing and Special Inspection Services for the Renovation of Twenty-Two \(22\) Libraries, for the total not to exceed amount of \\$1,397,966.83 with Oasis Consulting Services, \(Atlanta, GA\), to provide geotechnical, material testing and special inspection services for twenty-two \(22\) library renovations. Effective upon date of contract execution for three \(3\) years or until contract completion as determined by Fulton County. \(APPROVED\)](#)

**A motion was made by Commissioner Hausmann and seconded by Commissioner Morris to approve.**

**The motion passed by the following vote:**

<b>Yeas:</b>	<b>5 - Hausmann, Ellis, Morris, Arrington, Darnell</b>
<b>Absent:</b>	<b>1 - Eaves</b>

**Tonya Grier, Fulton County Interim Clerk to the Commission** - "On page 12. **#17-0527**. Library. Request approval of a recommended proposal to provide Geotechnical, Material Testing, and Special Inspection Services for 22 libraries renovations."

**Commissioner Hausmann** - "Move approval."

**Commissioner Morris** - "Second."

**Vice-Chair Ellis** - "Any discussion? Let's vote."

**Clerk Grier** - "And that motion passes. Five yeas, zero nays."

**17-0528 Library**

Request the approval of a recommended proposal – Atlanta-Fulton Public Library System, RFP#17RFP020717K-EC, Design/Build Services for Library Capital Improvement Program, Phase II (AFPLS-CIP), for Group 4 library renovations Guaranteed Maximum Price (GMP) in the amount of \$2,675,368.00 with BuildSmart/Tebarco a Joint Venture LLC, (Atlanta, GA), to provide Design/Build Services for the renovation of two (2) existing libraries (East Point Library and Fairburn Hobgood-Palmer Library). Effective upon contract execution for three (3) years or until contract completion as determined by the County. (APPROVED)

**A motion was made by Commissioner Morris and seconded by Commissioner Darnell to approve.**

**The motion passed by the following vote:**

**Yeas: 5 - Hausmann, Ellis, Morris, Arrington, Darnell**  
**Absent: 1 - Eaves**

**Tonya Grier, Fulton County Interim Clerk to the Commission - “#17-0528. Library. Request approval of a recommended proposal to provide design/build services for renovation of two existing libraries.”**

**Vice-Chair Ellis - “Commissioner Morris.”**

**Commissioner Morris - “We just did one proponent on this one. This is a much smaller contract is that why do you think --”**

**Ms. Strong-Whitaker - “We did a single bid analysis. A lot of them told us they were too busy. One of the problems that we're having we're experiencing right now is construction market is booming right now. And we are competing with a lot of entities. I'm trying to make sure that we're not putting our solicitations out when the city of Atlanta, or DeKalb County has. They have some large capital improvements programs as well. And so we're trying to not put ours out at the same time, but we can't. In some instances, we do have to keep our projects moving to meet the department's needs.”**

**Commissioner Morris - “Right. Again it's small and people are busy. And I think the problem is going to get a lot worse in the coming few years. TSPLOSTS is not the same kind of construction obviously. Some of the labor gets caught up in that. But to follow up on that, we are with the price?”**

**Ms. Strong-Whitaker - “Yes, we are comfortable with the price. We went over the price with the team and they were very comfortable with the price. This is a new vendor to us as well in this market. And they did have -- they did demonstrate some library experience.”**

**Commissioner Morris** - "Okay. Thank you. Move approval."

**Commissioner Darnell** - "Second."

**Vice-Chair Ellis** - "Let's vote."

**Clerk Grier** - "And the motion to approve passes. Five yeas, zero nays."

**17-0529 Library**

Request the approval of a recommended proposal – Atlanta-Fulton Public Library System, RFP #17RFP022117K-DB, Space Programming & Bridging Document Services for the Atlanta-Fulton Public Library System Library Capital Improvement Program, Phase II, (AFPLS-CIP), for the amount of \$2,520,000.00 with Cooper Carry, Inc., to provide Space Programming, Architectural and Engineering Design, Bridging Documents and Construction Administration Services for the renovation of the Central Library. The requested amount of \$2,520,000.00 includes an owner contingency amount of \$150,000.00. Effective upon date of contract execution for three (3) years or until contract completion as determined by the County. (APPROVED)

**A motion was made by Commissioner Arrington and seconded by Commissioner Darnell to approve.**

**The motion passed by the following vote:**

<b>Yeas:</b>	<b>5 - Hausmann, Ellis, Morris, Arrington, Darnell</b>
<b>Absent:</b>	<b>1 - Eaves</b>

**Tonya Grier, Fulton County Interim Clerk to the Commission** - "#17-0529. Library. Request the approval of a recommended proposal to provide Space Programming, Architectural and Engineering Design, Bridging Documents and Construction Administration Services for the renovation of the Central library."

**Commissioner Arrington** - "Move approval."

**Commissioner Darnell** - "Second."

**Vice-Chair Ellis** - "Any discussion? Commissioner Darnell."

**Commissioner Darnell** - "Yes. I just wanted to say that we are extremely pleased, Dr. Morley and staff, with the comments that we are receiving from the community regarding your summer programs. In my district, I happen been to know about a little bit about the excellent summer programs and the engineering program that you had there in South Fulton. I must say I go by numbers. And when community shows up and they

show in big numbers, I'd like to see that. I won't start calling names because all of them are good libraries, but the Fairburn and Gladys Dennard library had some excellent programs. We really appreciate it. We're going to be fixing the library next week on the District 6 program. The summer programs that we have at the library they've really been good."

**Commissioner Arrington** - "I just also wanted to know if -- what type of community input we've gotten from the Central library? I know for an example with Fort Mac we did a charrettes program invited the community out to talk about what they wanted and where they wanted it and how they wanted it. I know we talked about a lot of good ideas with the renovation of the Central libraries. I just want to make sure that we definitely are soliciting community input as we go forward with this design/build."

**Mr. Collins** - "That's right Commissioner. We did an outreach to the community, gosh, sometime back where we invited the entire Fulton County to come out and share with us some of their thoughts and concerns about the Central library. That's when we were still undecided about whether to renovate whether to restore the new. And overwhelmingly the community helped us to make that decision to do the renovation. So we have reached out to the community. Part of this which we're asking to approve today with this proposal, it will include additional community outreach. And we'll get input from the community much like we're doing at the branch libraries. It will give the larger community an opportunity to come in and share with us their ideas about what should be part of Central and what needs to change so that we can consider that as we reprogram the building, develop new spaces, develop new adjacencies of spaces as we prepare then to go into design. So we will have an opportunity for business community, the committee community, visitors to Atlanta for all of them to participate and sharing ideas with us."

**Clerk Grier** - "And the vote is open for the renovation of the Central library. And that motion passes. Five yeas, zero nays."

<b>All People trust government is efficient, effective, and fiscally sound</b>
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**17-0530 County Manager**  
[Cityhood Transition Report. \(PRESENTED\)](#)

**Tonya Grier, Fulton County Interim Clerk to the Commission** - "Under all people trust government is efficient, effective, and fiscally sound. **#17-0530**. County Manager. Cityhood Transition Report."

**Todd Long, Chief Operating Officer** - "Good afternoon. For the sake of the public I would just like to get some dates that we talked about earlier with some of the Board. The city transition is progressive -- the most pressing item out there is the transfer of our Planning and Community Services staff over to the city of South Fulton which will be effective July the 3rd. But as we're progressing, I've working with the city leadership

now the city manager and others. It's a long checklist of items they have to do before July 3rd, but they're making their way through it. The employees that are working for Fulton now have been given the opportunity to apply for jobs with the new city. They are working through that and hopefully they will be interviewed and offered a job within the next few days honestly. To be honest, we're pushing for that to occur this week. The city has continued to tell us that they intend to hire all the employees that we have currently on staff. So that's July 3rd. And the next office to move according to the paperwork is our Code Enforcement Section which is about 18 or 20 people. That section is due to move on August the 1st. Of course a lot has happened between now and then for that to happen, but they are getting their ducks in a row for that move to occur as well. We have not been given a date for Parks and Rec. And for Fire and Police, we are projecting that will be out six months from now. But Parks and Rec will probably sometime this -- probably September or October probably three or four months out. So with that I'll answer any questions you may have generally speaking, but it's going as well as they could from a standpoint of trying to get as much information as from Fulton as possible. Dick Anderson and I are working with our staff to continue to meet with employees on a monthly basis. We had one two, three weeks ago. And we have another one scheduled for Thursday afternoon next week to answer any questions they have. We tell the truth as we know it today and everything that we know we let the employees know as soon as we get it. So we're being open and honest and I think that's going pretty well. Dick Anderson and I have met with some specific employees here in the last couple of days and had some good advice on maybe what we can do to better inform employees to make them aware of what's going on."

**Commissioner Arrington** - "Is there any update for the benefit of the public that you can provide on the IGA and the status of that?"

**Mr. Long** - "Well, the next item on the agenda is actually the IGA. So I think we should wait for that item pickup."

**Commissioner Arrington** - "Okay."

**Vice-Chair Ellis** - "Commissioner Darnell."

**Commissioner Darnell** - "I wanted to ask -- I think I know the answer, but it might be helpful. I'm assuming that in addition to these employee meetings that you're having to keep employees informed with respect to this process that the departments also having their own meetings with their employees so that the employees will have an opportunity to ask questions and get answers not only at the big meeting, but are you having departmental meetings?"

**Mr. Long** - "Right. So the department heads --"

**Commissioner Darnell** - "I mean the department heads."

**Mr. Long** - "Right. I meet with the department heads and share with them. Literally we talk three or four times a day. They in turn share back with their staff on a regular basis."

**Commissioner Darnell** - "That's very good. I want to take this opportunity to encourage employees to contact your supervisors or the designated person in your department -- you know who it would be -- if you have additional questions regarding the process and the impact with respects to this service. I think I will use -- with respect to this process -- I think I would use this opportunity again though since we have had a few changes, Mr. Long, to give information that is critical to them in terms of their own plan. The schedules that you just gave in terms of when services are scheduled to be transferred to the city by contract, would it be correct to say that that is the point when -- with the Fulton County employees is no longer an employee of Fulton County?"

**Mr. Long** - "That would be great."

**Commissioner Darnell** - "Would that be correct?"

**Mr. Long** - "Yes, ma'am."

**Commissioner Darnell** - "All right. So far as personnel's definition of employment are concerned; is that correct?"

**Mr. Long** - "That is correct."

**Commissioner Darnell** - "All right. Also the second question I want to ask -- and you've been asked this and I'm probably going to ask this at the next meeting too because folks are still not clear. Is Fulton County in any position to guarantee that an employee will receive the same job and the same salary at the end of the termination here? They will receive the same job in the new city, same salary, same benefits? Can Fulton County make that guarantee at this time?"

**Mr. Long** - "No, ma'am. And we've been very consistent. We've never guaranteed them anything. We've relied on what the city has told us and we told them with a caveat that we cannot guarantee position or salary."

**Commissioner Darnell** - "So the critical dates for planning purposes is when your department will by contract end and that service is transferred to the new city. Is that the critical date for planning purposes by Fulton County employees many of home have worked for us meeting many years?"

**Mr. Long** - "Yes, ma'am."

**Commissioner Darnell** - "All right. So that's the date. To use as an example I believe you said the new date now for Planning and Community Development did you say July 3rd?"

**Mr. Long** - "Yes, ma'am. Monday July 3rd."

**Commissioner Darnell** - "So if you're in the Planning and Community Development Department then on July 2nd that is the end of your employment at Fulton County, is that correct?"

**Mr. Long** - "Correct."

**Commissioner Darnell** - "All right. People just want the facts. They just want the facts and they want them in sufficient time. They don't want to wait and see. Are these dates firm? I believe Code Inspection is next to be transferred is that in August?"

**Mr. Long** - "It is in August; correct."

**Commissioner Darnell** - "You just gave this. I just -- talk a little louder. All right. That's in August. So all the folks who were here this honored, they'll be off our payroll on August the 2nd; right?"

**Mr. Long** - "That is correct."

**Commissioner Darnell** - "And we can't guarantee they're going to be hired by the new city?"

**Mr. Long** - "That's correct."

**Commissioner Darnell** - "But we have according to the vote of this Board, we are encouraging the new city to hire these employees; is that correct?"

**Mr. Long** - "Every moment I get. Yes, ma'am."

**Commissioner Darnell** - "There's no such thing as us just changing a pad on your shirt from Fulton County to the city of South Fulton; right?"

**Mr. Long** - "That is right."

**Commissioner Darnell** - "All right. People just want straight stuff. They don't want it dressed up. When is the next transfer? After August there is another one."

**Mr. Long** - "So we have not officially notified of another --"

**Commissioner Darnell** - "Oh, we didn't have Park and Rec yet?"

**Mr. Long** - "We do not have Parks and Rec yet. We think it's going to be sometime in the fall. We did get notified the police will be September 1st. We believe that to be changing based on our discussion with the IGA from the next item."

**Commissioner Darnell** - "That is very helpful. And of course all of this assumes that we would have signed on the contracts we needed to sign --"

**Mr. Long** - "That is correct."

**Commissioner Darnell** - "-- before these services are transferred? Because people have to get paid. That's why we have to sign these contracts. We don't have anywhere over here. We don't have any pots that we can pay folks who work for Union City and College Park. Union City has to pay their employees, College Park has to pay there's. Union City has to pay there's. So that's why we're signing these contracts so we get the money straight so that our employees and their families do not suffer adverse effects. So that the taxpayers of the new city will not be inconvenienced by our inability to come together and get this done. People want police services. They want code inspections. They want parks and rec. They don't care about all of this rhetoric. But we certainly appreciate all that you're doing you and your staff. And I want to say this all the department hates involved, I appreciate it as a commissioner who represents about 85 percent of this new city I appreciate all that you're doing. Taking into consideration we're not dealing with widgets with dealing with human beings employees who worked for us a long time and parks pages out there who've been through a whole lot in the last few years. So I went to thank you and we want to continue to be sensitive to the fact that it's about more than TSPLOST it's about people. That's why we were so pleased this morning that we were able to respond to people's concerns. The government gets so insensitive. And I say if you ever forget were dealing with people, go out to Locee and work on planes. They don't have any feelings. As long as we're government we have to think about the fact -- people don't know how right now when are we going to be off of Fulton's payrolls and will I get a job over there? A whole lot of people are still asking that question. Thank you all very much. I appreciate it."

**Mr. Long** - "Thank you."

**Vice-Chair Ellis** - "Thank you, Mr. Long. Next item."

**17-0475 County Manager**

Request approval of a Resolution to approve an Intergovernmental Agreement ("IGA") between Fulton County, Georgia and the City of South Fulton, Georgia; to authorize the County Attorney and County Manager to finalize negotiations of the IGA; to authorize the County Attorney to approve the IGA as to form and substance and make any modification to the IGA in order to protect the interests of the County; and to authorize the Chairman to execute the IGA.. (HELD ON 6/7/17) (APPROVED)

**A motion was made by Commissioner Morris and seconded by Commissioner Arrington to approve.**

**The motion passed by the following vote:**

**Yeas: 5 - Hausmann, Ellis, Morris, Arrington, Darnell**  
**Absent: 1 - Eaves**

**Tonya Grier, Fulton County Interim Clerk to the Commission** - "Page 13. #17-0475. County Manager. Requests approval of a resolution to approve an intergovernmental agreement between Fulton County, Georgia and default the city of South Fulton, Georgia to authorize the County Attorney and County Manager to finalize negotiations of the IGA to authorize the County Attorney to approve the IGA as to form and substance and make any modifications to the IGA in order to protect the interest of the county and to authorize the Chairman to execute the IGA."

**Vice-Chair Ellis** - "Commissioner Darnell."

**Commissioner Darnell** - "I just wanted to clarify the language of the item based upon the opinion I received from County Attorney. Where the resolution the language refers to modification granted to the County Attorney and the County Manager at the authority to modify the contract. The real meaning of that is consistent with policies that have been voted upon by this Board. Did I understand your memorandum correctly, Madame County Attorney?"

**Ms. Perkins-Hooker** - "Yes, ma'am. Yes, Commissioner."

**Commissioner Darnell** - "I wanted to make that real clear. We can't delegate if we wanted to the authority of this board to make decisions that involve one penny let alone millions of dollars. So the authority to modify changed. This contract prior to execution by the Chairman is with the understanding that those changes are consistent with policies we vote on today. And if they decide we need to amend this, they will come and let us now; is that correct?"

**Ms. Perkins-Hooker** - "That's correct."

**Commissioner Darnell** - "Thank you. I wanted to get that cleared up because we needed to get that cleared up. If people feel very strongly now that they would like to modify this contract, we do have a qualifying period coming up to three or four years where you can qualify and we get one out there and may the best one with. But in the meantime because all of us are accountable -- when those people came down here about these taxes they didn't talk to one staff member, they talk to us because we are accountable. And they were right. They didn't call Mr. Anderson. So when we say modification we mean within the policies that already been established. As I said the County Attorney has put this in legal opinion rather her staff and so we hope that that will sooth everybody that's been a little bit upset about that language. All right."

**Vice-Chair Ellis** - "Thank you. Commissioner Morris."

**Commissioner Morris** - "Just to follow up those comments. We had pretty much worked out all of the words with the new city; is that correct?"

**Ms. Perkins-Hooker** - "That's correct."

**Commissioner Morris** - "So there's not likely to be any modifications before the Chairman executes --"

**Ms. Perkins-Hooker** - "They're are a couple of typos in those notices. That's all I expect."

**Commissioner Morris** - "Exactly. Right. I just wanted to make that clear. So what's before us is that version, that most recent version?"

**Ms. Perkins-Hooker** - "That's correct."

**Commissioner Morris** - "And, Mr. Vice-Chair, I'll move approval."

**Commissioner Arrington** - "Second."

**Vice-Chair Ellis** - "Any further questions? Let's vote. Yes. There is a motion on the floor by Commissioner Morris seconded by Commissioner Arrington."

**Clerk Grier** - "And the motion to approve passes. Five yeas, zero nays."

**17-0531 Finance**

[Presentation, review and approval of the June 21, 2017 Budget Soundings.](#)  
[\(PRESENTED/APPROVED\)](#)

**A motion was made by Commissioner Morris and seconded by Commissioner Arrington to approve.**

**The motion passed by the following vote:**

<b>Yeas:</b>	<b>4 - Ellis, Morris, Arrington, Darnell</b>
<b>Did not vote:</b>	<b>1 - Hausmann</b>
<b>Absent:</b>	<b>1 - Eaves</b>

**Tonya Grier, Fulton County Interim Clerk to the Commission - “#17-0531. Finance. Presentation, review, and approval of the June 21st, 2017, Budget Soundings.”**

**Sharon Whitmore, Chief Financial Officer - “Mr. Vice-Chairman, Commissioners, we have before you the Budget Soundings for this meeting. It includes some amendments to the 2017 annual hardware and software maintenance and support list for the IT department. It includes a transfer of employees and a small amount of operating budget from the Department of External Affairs to the County Manager's Office which is essentially moved to the customer service staff to fulfill the new customer service experience in the County Manager's Office. We also have a transfer of \$72,000 from Aging and Youth to Health and Wellness. This is the funding that's in place for the drop in children services at the North Fulton service center. This is an effort to move things out of Aging and Youth that are not related to aging. And then the last item in Sounding for this cycle is the \$500,000 transfer from non-agency to the Department of Housing and Community Development for the funding for the summer youth crime initiative. I'm sorry there is one final item which is funding for -- effectively funding for the month of July for the city of South Fulton contract for services for \$5.2 million.”**

**Vice-Chair Ellis - “Any questions? Is there a motion to approve?”**

**Commissioner Morris - “So moved.”**

**Commissioner Arrington - “Second.”**

**Vice-Chair Ellis - “Let's vote.”**

**Clerk Grier - “And a motion to approve passes. Four yeas, zero nays.”**

**17-0532 Finance**

Request approval of a recommended proposal - Finance Department, RFP #17RFP105752C-BKJ, Annual Central Service Cost Allocation Plan in the amount of \$40,500.00 with MAXIMUS, Inc. (Reston, VA) to prepare Fulton County's annual Cost Allocation Plans to comply with the requirements of 2 CFR Part 200 effective upon BOC approval through December 31, 2017, with two renewal options. (APPROVED)

**A motion was made by Commissioner Darnell and seconded by Vice-Chairman Ellis to approve.**

**The motion passed by the following vote:**

<b>Yeas:</b>	<b>5 - Hausmann, Ellis, Morris, Arrington, Darnell</b>
<b>Absent:</b>	<b>1 - Eaves</b>

**Tonya Grier, Fulton County Interim Clerk to the Commission - "#17-0532. Finance. Request approval of a recommend a proposal to prepare Fulton County's annual Cost Allocation Plans to comply with the requirements of 2 CFR Part 200."**

**Vice-Chair Ellis - "Move approval."**

**Commissioner Morris - "Second."**

**Vice-Chair Ellis - "Any discussions? Any questions? You ready? Any questions, Commissioner Darnell?"**

**Commissioner Darnell - "Was it seconded?"**

**Vice-Chair Ellis - "Yes, ma'am."**

**Commissioner Darnell - "Yes. I wanted to mention that this -- we appreciate very, very much the move on this particular project. It is a tremendous interest and need in this area and I am certainly hoping that we will be able to continue on this time without the unfortunate setbacks that we've had. I just wanted to communicate that we have it please that we about to crank up on this one. That's all I had on this"**

**Vice-Chair Ellis - "Okay. Thank you."**

**Commissioner Darnell - "Thank you very much, Mr. Vice-Chair."**

**Clerk Grier - "The vote is open that motion passes. Five yeas, zero nays."**

**17-0533 Public Works**

Request approval to renew existing contracts - Department of Public Works, Bid #15ITB97138K-DB, South Fulton Road Resurfacing in the amount not to exceed \$4,500,000.00 with E.R. Snell Contractors, Inc. (Snellville, GA) to provide resurfacing of roads located in the City of South Fulton and unincorporated Fulton County contingent on the award of the 2018 Local Maintenance Improvement Grant (LMIG) Program by the Georgia Department of Transportation (GDOT) to Fulton County. This action exercises the second of two renewal options. No renewal option remains. Effective dates: July 15, 2017 through July 14, 2018. (APPROVED)

**A motion was made by Commissioner Arrington and seconded by Vice-Chairman Ellis to approve.**

**The motion passed by the following vote:**

**Yeas: 5 - Hausmann, Ellis, Morris, Arrington, Darnell**  
**Absent: 1 - Eaves**

**Commissioner Arrington requested staff to encourage female and minority participation in the contract bidding process.**

**Tonya Grier, Fulton County Interim Clerk to the Commission - "#17-0533. Public Works. Request approval to renew existing contracts to provide resurfacing of roads located in the city of South Fulton and unincorporated Fulton County contingent on the award of 2018 Local Maintenance Improvement Grant Program by the Georgia Department of Transportation to Fulton County."**

**Vice-Chair Ellis - "Commissioner Morris."**

**Commissioner Morris - "I understand this is the renewing of an existing contract, but at what point do we turn this over to the new city to sign the contract with the state?"**

**Mr. Clark - "We will after the transition period within the next two years."**

**Commissioner Morris - "So after the transition period not during the transition period?"**

**Mr. Long - "They transferred that office over. They have not given us any date for transfer of transportation yet."**

**Commissioner Morris - "Okay. So they need their own department to confirm this contact before we sign the contract?"**

**Mr. Long - "So the IGA contemplates us providing these services --"**

**Commissioner Morris - "Okay, okay."**

**Mr. Long** - "-- whatever mechanism we need."

**Commissioner Morris** - "Okay. Thank you."

**Vice-Chair Ellis** - "Commissioner Hausmann."

**Commissioner Hausmann** - "And just for the benefit of the public, this \$4.5 million comes from where?"

**Mr. Clark** - "It's coming from a combination of sources. We've been using this contract as part of the TSPLOST program as well as the state DOT Local Maintenance Improvement grants that they give all the communities."

**Commissioner Hausmann** - "But no money from the Fulton County General Fund?"

**Mr. Clark** - "No."

**Commissioner Hausmann** - "Thank you."

**Vice-Chair Ellis** - "Commissioner Arrington."

**Commissioner Arrington** - "Is there any minority participation with this -- female minority participation with this contract?"

**Mr. Clark** - "No. There is not, sir."

**Commissioner Arrington** - "So when and if -- when will we bid this out? Or why wouldn't we repeat this in lieu of just renewing?"

**Ms. Strong-Whitaker** - "This is the last renewal for this. It was a low bid situation. This is the last renewal. So we will be preparing a solicitation document for next year. So it will be rebid." "

**Commissioner Arrington** - "All right. Well, I would love for us to encourage female and minority participation. We're talking about four and a half million dollars in the city of South Fulton which is the majority minority. So the idea is that we're going to be spending that type of money and no one from the city of South Fulton or no females or no minorities will participate in that money is really laughable."

**Ms. Strong-Whitaker** - "Commissioner, this is a renewal of a 15 contract -- 15 solicitation that was a low bid. But this is the last renewal and we will work towards that. It's a low bid situation."

**Commissioner Arrington** - "That's fine. They still can be encouraged to --"

**Ms. Strong-Whitaker** - "Absolutely."

**Commissioner Arrington** - "-- have female and minority participation. Low bid or not."

**Ms. Strong-Whitaker** - "And we will be working with them to develop vendor outreach plan for the TSPLOST program. So we are meeting the data's team tomorrow as a matter of fact to start scheduling outreach for TSPLOST."

**Commissioner Arrington** - "All right. Thank you."

**Vice-Chair Ellis** - "Commissioner Darnell."

**Commissioner Darnell** - "I just wanted to say that my remarks related to this item is related to **#'533** and certainly not **#'532**. It may be some folks interested in cost allocation plans in my district, but I don't really know them that well."

**Vice-Chair Ellis** - "So noted. I was surprised you were so passionate about that. All right. Do we have a motion to approve? Would somebody like to move to approve?"

**Commissioner Arrington** - "Move approval."

**Vice-Chair Ellis** - "Second."

**Clerk Grier** - "The vote is open on the motion to approve. And that motion passes. Four yeas, zero nays."

**Clerk Grier** - "**#17-0534**. Information Technology --"

**Ms. Perkins-Hooker** - "Madame Clerk."

**Clerk Grier** - "-- request approval to utilize a statewide contract."

**Ms. Perkins-Hooker** - "Commissioner Darnell --"

**Vice-Chair Ellis** - "Point of order."

**Ms. Perkins-Hooker** - "-- would like her vote recorded."

**Commissioner Darnell** - "I want to move approval. Is this **#'535** right? Or **#'534**?"

**Vice-Chair Ellis** - "All right. Point of order. Commissioner Darnell I believe wanted to secure that her vote was recorded on the previous item."

**Clerk Grier** - "**#'533**?"

**Commissioner Darnell** - "Actually I wanted to -- excuse me."

**Vice-Chair Ellis** - "I believe you just wanted to secure -- make sure your vote was recorded #533?"

**Commissioner Darnell** - "Yes, I did."

**Clerk Grier** - "Okay. That's five yeas and zero nays with Commissioner Darnell."

**17-0534 Information Technology**

[Request approval to utilize a statewide contract – SWC#70768– FCIT, Fulton County Information Technology in the amount of \\$396,258.00 with Covendis Technologies, \(Atlanta, GA\) to provide staff augmentation resources. Effective upon BOC approval through December 31, 2017. \(APPROVED\)](#)

**A motion was made by Vice-Chairman Ellis and seconded by Commissioner Morris to approve.**

**The motion passed by the following vote:**

<b>Yeas:</b>	<b>5 - Hausmann, Ellis, Morris, Arrington, Darnell</b>
<b>Absent:</b>	<b>1 - Eaves</b>

**Tonya Grier, Fulton County Interim Clerk to the Commission** - "#17-0534. Information Technology. Request approval to utilize a statewide contract to provide staff augmentation resources."

**Vice-Chair Ellis** - "Move approval."

**Commissioner Morris** - "Second."

**Vice-Chair Ellis** - "Do we have any discussion on this IT item?"

**Commissioner Darnell** - "I just had one question Mr. Vice-Chair. I'm not sure I know what staff augmentation services are. What will this firm provide? Certainly not those new positions that we were training everybody for. Staff augmentation resources, what's the specific -- how are you doing?"

**Sallie Wright, IT Director** - "Hi. Specifically the consultants that were filling in while we are trying to fill all the new jobs."

**Commissioner Darnell** - "Uh-huh. That included those new positions that we were working on?"

**Ms. Wright** - "Right. This is just to get us through. It's taking us a little bit longer than we had expected it to get through the reorganization. And this takes us through the end of the year with the consultants."

**Commissioner Darnell** - "All right. I'll have to get more information from you after today. It was my understanding we made a commitment to the employees that we had developed a plan that would involve assessments and --"

**Ms. Wright** - "Yes, ma'am."

**Commissioner Darnell** - "I know we had a few bumps in the road with it, but I didn't know that we were thinking about outsourcing those positions."

**Ms. Wright** - "No. They are already --"

**Commissioner Darnell** - "I thought we were going to stick with our plan."

**Ms. Wright** - "Excuse me. They are already contracted out. This is just to keep them in place until we can get the people in the places that they go, our people."

**Commissioner Darnell** - "All right. We'll talk about that. We won't take the time right now. I just wanted to know what was staff augmentation we were talking about. I know it's some personnel records. We've had a lot of people to retire or otherwise separate from IT over the last 15 months. And one of them I understand from the department was a very key person as we worked on the tax digest that year that we tripped up a little bit. But in any case we don't want to have folks retiring because we are moving too slow in what we promised to get done. So I don't have all my fax and I'm not going to continue to discuss it right here. I probably need to get with you and get a better understanding of what was going on because the Board along with you made a commitment to the employees. And I want to get my fax together a little bit before I go further."

**Ms. Wright** - "Okay. We can set something up."

**Commissioner Darnell** - "Thank you so much. I support the motion."

**Vice-Chair Ellis** - "Commissioner Arrington."

**Commissioner Arrington** - "I guess I want to understand -- I see some of the positions listed here and it says that we do not currently have these positions. Does that mean that we currently don't have staff that are available to fill these positions: SQL, database administrator, Oracle database administrator? We don't currently have staff that's qualified to fill these positions?"

**Ms. Wright** - "No, we do not."

**Commissioner Arrington** - "And so have we gotten these skills assessment back?"

**Ms. Wright** - "We are in the process of getting the skills assessments done. The staff has been notified about what jobs they are minimally qualified for. And they selected which stops that they would like to take the skills assessments for. So that came in last week and we're ready to move that forward."

**Commissioner Arrington** - "All right. Because I've got some messages about the positions being open and then staff only having one or two days they got the notices on Friday and they had to apply by Monday or something to that effect."

**Ms. Wright** - "I'm not sure what you're talking about. We did end up extending how long we had to fill out the paperwork."

**Commissioner Arrington** - "Okay."

**Ms. Wright** - "Because 66 percent of them had turned it in and the others hadn't had the opportunity to do it. So we gave them an extra week."

**Commissioner Arrington** - "So really until the skills assessment is done we don't know whether we have staff that can fill these positions or not?"

**Ms. Wright** - "These positions for the most part are critical to taking us forward and keep us moving forward while we're trying to go through this process. Typically these kinds of assessments don't take this long, but extenuating circumstances making them longer than they needed to be."

**Commissioner Arrington** - "All right. We can follow up late about what those extenuating circumstances are. Thank you."

**Ms. Wright** - "Thank you."

**Vice-Chair Ellis** - "Thank you, Commissioner Arrington. Ms. Wright, I guess this is a question for you and for the County Manager. I believe that you are working on preparing as updates sort is specific to this that we were planning to bring forward into next meeting."

**Ms. Wright** - "August."

**Vice-Chair Ellis** - "The August meeting where it may adjust a lot of this stuff and concerns the Commissioner Darnell and Commissioner Arrington to and I think there probably all of us share."

**Ms. Wright** - "We are preparing like a one pager for you for now."

**Vice-Chair Ellis** - "Right."

**Ms. Wright** - "But we will be presenting to you in August."

**Vice-Chair Ellis** - "Okay. All right. Thank you very much. The vote is open."

**Clerk Grier** - "That motion passes. Four yeas, zero nays -- five yeas, zero nays."

**17-0535 Real Estate and Asset Management**

Request approval of a Resolution to acquire Real Property Interests for the Danforth Sidewalks Project NO. T-260; to authorize the County Land Administrator to purchase said Real Property Interests; to authorize the County Attorney to approve any necessary documents as to form and substance and make any necessary modification, in order to protect the interest of the County, prior to execution. (APPROVED)

**A motion was made by Commissioner Darnell and seconded by Commissioner Arrington to approve.**

**The motion passed by the following vote:**

<b>Yeas:</b>	<b>5 - Hausmann, Ellis, Morris, Arrington, Darnell</b>
<b>Absent:</b>	<b>1 - Eaves</b>

**Tonya Grier, Fulton County Interim Clerk to the Commission** - "#17-0535. Real Estate and Asset Management. Request approval of the resolution to acquire real property interest for the Danforth sidewalks project No.T-2602 authorize the county administrative to purchase said real property interest."

**Commissioner Arrington** - "Commissioner Darnell."

**Vice-Chair Ellis** - "Would you like to approve the sidewalks project, Commissioner Darnell?"

**Commissioner Arrington** - "You said you wanted to move approval."

**Commissioner Darnell** - "Oh, is this it? Yes, sir. I move approval --"

**Commissioner Arrington** - "Second."

**Commissioner Darnell** - "With some bells on. That's passed Danforth."

**Vice-Chair Ellis** - "Is there any discussion? The vote is open."

**Commissioner Darnell** - "I appreciate your support on this, ladies and gentlemen. This is a three-year project."

**Clerk Grier** - "And the motion to approve passes. Five yeas, zero nays."

**17-0536 Real Estate and Asset Management**

Request approval to award a contract without competition - Department of Real Estate and Asset Management, Maximo Upgrade and Expansion, in the amount of \$316,017.00, with M2Consulting, Inc., (Newnan, GA) to upgrade and expand the existing County-owned GIX/Maximo system for all County facilities. Effective upon BOC approval. (APPROVED)

**A motion was made by Commissioner Darnell and seconded by Vice-Chairman Ellis to approve.**

**The motion passed by the following vote:**

<b>Yeas:</b>	<b>4 - Hausmann, Ellis, Morris, Darnell</b>
<b>Did not vote:</b>	<b>1 - Arrington</b>
<b>Absent:</b>	<b>1 - Eaves</b>

**Tonya Grier, Fulton County Interim Clerk to the Commission** - "#17-0536. request approval to award a contract without competition Department of Real Estate and Asset Management to upgrade and expand existing county owned GIX/Maximo system for all County facilities."

**Commissioner Darnell** - "Move approval."

**Vice-Chair Ellis** - "Second. Any discussion?"

**Clerk Grier** - "And the motion passes. Four yeas, zero nays."

**17-0537 Real Estate and Asset Management**

Request approval of recommended proposals - Department of Real Estate and Asset Management, RFP #17RFP103949C-CL, Janitorial Services for Fulton County's Government Center Complex (Group A) and Justice Center Facilities (Group B) in the total amount of \$676,160.16 with (A) GCA Services Group, Inc. (Cleveland, OH) in the amount of \$315,032.88; and (B) American Facility Services, Inc. (Alpharetta, GA) in the amount of \$361,127.28 to provide janitorial services for Government Center Complex and Justice Center Facilities for Fulton County. Effective dates: August 1, 2017, through December 31, 2017, with four (4) renewal options. (APPROVED)

**A motion was made by Commissioner Arrington and seconded by Commissioner Morris to approve.**

**The motion passed by the following vote:**

**Yeas: 5 - Hausmann, Ellis, Morris, Arrington, Darnell**  
**Absent: 1 - Eaves**

**Tonya Grier, Fulton County Interim Clerk to the Commission - "#17-0537.** Real Estate and Asset Management. Request approval of recommended proposals to provide janitorial services for the government center complex and justice center facilities for Fulton County."

**Commissioner Arrington - "Move approval."**

**Commissioner Morris - "Second."**

**Vice-Chair Ellis - "I had one question. I know we had a couple of challenges with the quality in this area, but I believe we pulled some rebid subcontracts and that sort of stuff. Do we feel comfortable that the terms of the quality in the servicing that were expecting from this particular vendor?"**

**Ellis Kirby, Real Estate and Asset Management Director - "Yes, we -- thank you for the question. We extended the contract with the interim vendor twice."**

**Vice-Chair Ellis - "Right."**

**Mr. Kirby - "We had to make sure we made the right decision here. We spent a lot of time on this evaluation with interviews with four companies. We select the two groups. We spent a lot negotiating making sure our priorities are set which for us is restrooms and common areas making sure there are supplies in the restrooms the basics along with innovation and technology is a key decision-maker for us. From my experience in the market, you can draw up serious deficiencies and improvement in quality with the**

right equipment and custodial. So those are the various factors that we felt good about selecting these two companies."

**Vice-Chair Ellis** - "Thank you. I think it is certainly very important for our citizens. It is kind of access it shows what we are all about. And clearly I appreciate you guys really focusing in on it to ensure that we've got the best service provider that we can got here. The vote is open."

**Clerk Grier** - "And the motion passes. Five yeas, zero nays."

**17-0538 Real Estate and Asset Management**

Request approval of statewide contracts - Department of Real Estate and Asset Management, SWC#99999-SPD0000100-0032, SWC#99999-SPD0000100-0062, SWC#99999-SPD0000100-0073, SWC#99999-SPD0000100-0077 and SWC#99999-SPD0000100, Purchase new Furniture, Fixtures, and Equipment (FFE) for Tax Commissioner's Office in the total amount of \$391,874.20 with (A) Global Industries Southeast, Inc. (Marlton, NJ) in the total amount of \$39,822.05; (B) Maxon Furniture, Inc. (Muscatine, IA) in the amount of \$149,728.92; (C) Allseating (Mississauga, ON) in the amount of \$54,912.92; (D) Paoli, Inc. (Orleans, IN) in the amount of \$147,410.33; and, to provide and install new furniture, fixtures, and equipment (FFE) for the Tax Commissioner's Office at the Fulton County Government Center located at 141 Pryor Street, Atlanta, Georgia 30303. Effective upon BOC Approval. One-time procurement. **(APPROVED)**

**A motion was made by Commissioner Arrington and seconded by Commissioner Morris to approve.**

**The motion passed by the following vote:**

<b>Yeas:</b>	<b>4 - Ellis, Morris, Arrington, Darnell</b>
<b>Did not vote:</b>	<b>1 - Hausmann</b>
<b>Absent:</b>	<b>1 - Eaves</b>

**Tonya Grier, Fulton County Interim Clerk to the Commission** - **"#17-0538.** Real Estate and Asset Management. Request approval of statewide contracts to provide and install new furniture, fixtures, and equipment for the Tax Commissioner's office at the Fulton County Government Center located at 141 Prior Street Atlanta, Georgia."

**Commissioner Arrington** - "Move approval."

**Commissioner Morris** - "Second."

**Vice-Chair Ellis** - "Any discussion? The vote is open."

**Commissioner Hausmann** - "I have a question."

**Vice-Chair Ellis** - "Commission Hausmann."

**Commissioner Hausmann** - "New furniture tell us about it. Why are we getting new furniture?"

**Mr. Kirby** - "Why are we getting new furniture? Because we totally -- we totally demolished the entire area to create a more modern space both for the two up front areas for the public a lot with the space in the back. Partially too it's an award for it the employees that have been relocated across the street and suppose they are coming back. Hopefully this is the beginning of having an opportunity to create spaces to modernize it from a functional standpoint."

**Commissioner Hausmann** - "And it was budgeted -- the other budget this year?"

**Mr. Kirby** - "Yes, it is in the capital budget we approved."

**Commissioner Hausmann** - "Capital budget?"

**Mr. Kirby** - "Yes."

**Commissioner Hausmann** - "Okay, thank you."

**Clerk Grier** - "The vote is open on the motion to approve. And that motion passes. Four yeas, zero nays."

**17-0539 Tax Commissioner**  
[Request approval of the revised City of South Fulton Tax Collection Agreement. \(cross reference item #17-0476\) \(REMOVED\)](#)

**ITEM REMOVED FROM THE RECESS MEETING AGENDA AS REQUESTED BY THE TAX COMMISSIONER.**

## **COMMISSIONERS' ITEMS - UNFINISHED BUSINESS**

### **Commissioners' Action Items**

**17-0482 Board of Commissioners (Ellis)**  
[Request approval of a Resolution establishing an Opioid Abuse and Misuse Prevention Plan for Fulton County. \(HELD ON 6/7/17 AND 6/21/17\)](#)

**ITEM HELD AS REQUESTED BY VICE-CHAIRMAN ELLIS.**

## Commissioners' Discussion Items

**17-0487 Board of Commissioners (Eaves)**  
[Discussion: Juvenile Anti-Crime Initiatives. \(HELD ON 6/7/17 AND 6/21/17\)](#)

**17-0490 Board of Commissioners (Arrington)**  
[Discussion: Update of activities of the City of Atlanta and Fulton County Recreation Authority \(AFCRA\). \(HELD 6/7/17\) \(DISCUSSED\)](#)

**Tonya Grier, Fulton County Interim Clerk to the Commission** - "On page 15. Under Commissioner's Discussion Items -- Vice-Chairman Ellis, would you like to do Chairman Eaves' items or --" **Vice-Chair Ellis** - "I think you would like those -- his discussion items held." **Clerk Grier** - "Okay." **Tonya Grier, Fulton County Interim Clerk to the Commission** - **"#17-0490**. Update of the activities of the city of Atlanta and Fulton County recreation authority. This is sponsored by Commissioner Arrington."

**Commissioner Arrington** - "I believe that the city and College Park have move forward and with their agreement thus allowing the Fulton County -- Atlanta Fulton County recreation authority to go forward with this agreement with the Hawks. So that's probably the biggest update that is going on. There was a discussion or negotiations regarding the rental car tax and how the money from the rental car tax from the airport would be used. And they were able to work out an agreement that would allow for between the city of Atlanta and College Park which basically the rec authority will have to back up the deal, but I think it may be in second or third place back up after the city of Atlanta and a couple of other entities. So that is the latest update from the rec authority."

**17-0491 Board of Commissioners (Arrington)**  
[Discussion: Update of activities of the McPherson Implementing Local Redevelopment Authority \(MILRA\). \(HELD 6/7/17\) \(DISCUSSED\)](#)

**Tonya Grier, Fulton County Interim Clerk to the Commission** - **"#17-0491**. Discussion: Update of activities of the McPherson implementing local redevelopment authority. This is sponsored by Commissioner Arrington."

**Commissioner Arrington** - "I think Mr. Hooker came and gave us a very thorough update at the last meeting. So I cannot any do any more justice than what he did last time."

**Vice-Chair Ellis** - "Okay. Before you sound that -- Commissioner Darnell, I know you have a couple of discussion items. I don't know if you would mind with your permission if we can take a couple of action items that we can address first before taking those up?"

**Commissioner Darnell** - "It's really just sort of an announcement."

**Vice-Chair Ellis** - "Okay. Well, go ahead and sound the item."

**17-0497 Board of Commissioners (Darnell)**

[Discussion: Urban Redevelopment Project: Contractor Outreach Program. \(HELD ON 6/7/17\) \(DISCUSSED\)](#)

**Tonya Grier, Fulton County Interim Clerk to the Commission** - "#17-0497.

Discussion: Urban Redevelopment Project: Contract Outreach Program. This is sponsored by Commissioner Darnell."

**Commissioner Darnell** - "I just want to make an announcement because the lateness of the hour. The County Manager and his staff have developed an outreach program that relates to major capital and facilities projects which this Board has approved. And I just wanted to ask the department if they would -- if they have it available a schedule of outreach activities that they have developed for the benefit of interested businesses and contractors and subcontractors. I'm referring to the 2016 capital funding which we approved and 20 million; 2017 Urban Redevelopment Bond at 90 million; 2017 Capital Funding at 7.5 million; and we are anticipating future annual funding at 7.5 million. The department, the County Manager, and his staff have held to outreach programs which are of high quality that really answer a lot of the questions both small and large interested firms would have in this program. One was held at the Aviation Community in Cultural Center I believe.

**Ms. Strong-Whitaker** - "Yes."

**Commissioner Darnell** - "And the other one was in Roswell?"

**Ms. Strong-Whitaker** - "At Alpharetta library."

**Commissioner Darnell** - "Yes. And of course this information is available, but I thought today we could use this opportunity to simply announce the next schedule or when the next schedule when it would be prepared and also where the information the very valuable information about bonding about everything that is small business or company would want to know about where they can get that information now. And if we have a schedule that we can announce now, I thought we can do so. And that's really all I had for this particular item today."

**Ms. Strong-Whitaker** - "Commissioner, I'm sorry we don't have the schedule finalized yet because we're working with a team on the TSPOLST. But we will advertise the schedule. All of the information will be on the County's website under the purchasing. So they are also going to do a specific -- we've been working with Jessica in communications so that we can have a specific place that they can go for all of the updates on the vendor outreach."

**Commissioner Darnell** - "I'm sorry. Do you plan to have any more outreach programs in areas that will be accessible to folks as you did before?"

**Ms. Strong-Whitaker** - "Yes, ma'am, we will."

**Commissioner Darnell** - "All right. And when did you sort of estimate the scheduled to be ready?"

**Ms. Strong-Whitaker** - "We think the schedule will be ready after we meet with David tomorrow. So next week will have the schedule available."

**Commissioner Darnell** - "All right. Thank you. That's all I had."

**Vice-Chair Ellis** - "All right. Next item."

## **COMMISSIONERS' ITEMS - NEW BUSINESS**

### **Commissioners' Discussion Items**

**17-0540 Board of Commissioners (Darnell)**  
[Report of Board representative to the Invest Atlanta Board of Directors.](#)  
**(PRESENTED)**

**Tonya Grier, Fulton County Interim Clerk to the Commission** - "Commissioner's New Business.

**#17-0540.** Report a Board Representative to the Invest Atlanta Board of Directors. Sponsored by Commissioner Darnell."

**Commissioner Darnell** - "I have sent you a written report related to the last meeting of the Atlanta Development Authority doing business as Invest Atlanta. Also, I sent you a copy of the agenda for this meeting. And did not identify items that relate to a rather robust tax allocation program, TAD program, which this county has supported; however, there are other items that you need to have more information about let me know. I will certainly get that information for you right away. That ends my report my oral report. I sent you a written report."

**Vice-Chair Ellis** - "Thank you, Commissioner Darnell."

**17-0544 Board of Commissioners (Eaves/Ellis)**  
[Discussion: Fulton County Board of Tax Assessors update. \(HELD ON 6/21/17\)](#)

## **BOARD APPOINTMENTS**

### **Commissioners' Full Board Appointments**

#### **17-0541 Board of Commissioners** **BOARD OF REGISTRATION AND ELECTIONS (APPROVED)**

The board shall be composed of five members, each of whom shall be an elector and resident of Fulton County, who shall be appointed in the following manner:

- (1) Two members shall be appointed by the governing authority of Fulton County from nominations made by the Chairperson of the county executive committee of the political party whose candidates at the last preceding regular general election held for the election of all members of the General Assembly received the largest number of votes in this state for members of the General Assembly;
- (2) Two members shall be appointed by the governing authority of Fulton County from nominations made by the Chairperson of the county executive committee of the political party whose candidates at the election described in paragraph (1) of this section received the second largest number of such votes; and,
- (3) One member shall be appointed by the governing authority of Fulton County from nominations made by the Fulton County legislative delegation in the General Assembly, which member shall be designated permanent chairperson of the board. The Fulton County legislative delegation shall be composed of all senators and representatives in the General Assembly whose districts are wholly or partially in Fulton County.

Term = 2 YEARS

Terms below expire: 6/30/2017

Mr. Stan Matarazzo (**Fulton County Republican Party/BOC**)

Mr. David Burge (**Fulton County Republican Party/BOC**)

**The Fulton County Republican Party nominated Mr. David Burge for a Full Board reappointment and Mr. Mark Wingate to replace Mr. Stan Matarazzo for a Full Board appointment to terms ending June 30, 2019.**

**A motion was made by Commissioner Hausmann and seconded by Vice-Chairman Ellis to approve.**

**The motion passed by the following vote:**

**Yeas: 5 - Hausmann, Ellis, Morris, Arrington, Darnell**  
**Absent: 1 - Eaves**

**Clerk Grier** - "The next item was sponsored by Chairman Eaves so that brings us to our Board Appointments."

**Tonya Grier, Fulton County Interim Clerk to the Commission - "#17-0541.** Board of Registration and Elections. The Fulton County Republican Party has nominated Mr. David Burge for a Full Board reappointment and has nominated Mr. Mark Wingate to replace Mr. Stan Matarazzo for a Full Board Appointment to terms ending June 30th, 2019."

**Commissioner Hausmann** - "Moved approval."

**Vice-Chair Ellis** - "Second."

**Clerk Grier** - "And the vote is open. And the motion passes. Five years, zero nays."

**17-0542 Board of Commissioners**  
**FULTON COUNTY BOARD OF TAX ASSESSORS (APPROVED)**

The Fulton County Board of Tax Assessors shall be a five-member board, whose members shall be appointed by the full Board of Commissioners of Fulton County upon nomination by any member of the board of commissioners. Of the five members, at least one shall be a resident of the City of Atlanta, at least one shall be a resident of that portion of Fulton County that lies north of the municipal limits of the City of Atlanta, and at least one shall be a resident of that portion of Fulton County that lies south of the municipal limits of the City of Atlanta.

Term = 4 years.

Terms below expire: 6/30/2017

Ms. Eugenia G. Barnett **(Post 4) (BOC-City of Atlanta/Darnell)**

Mr. Dillon H. Fries **(Post 1) (BOC-North Fulton/Hausmann)**

**Commissioner Darnell nominated Mr. Edward C. London to replace Ms. Eugenia G. Barnett (Post 4) for a Full Board appointment to a term ending June 30, 2021.**

**Commissioner Hausmann nominated Mr. Michael Fitzgerald to replace Mr. Dillon H. Fries (Post 1) for a Full Board appointment to a term ending June 30, 2021.**

**A motion was made by Commissioner Darnell and seconded by Commissioner Hausmann to approve.**

**The motion passed by the following vote:**

<b>Yeas:</b>	<b>5 - Hausmann, Ellis, Morris, Arrington, Darnell</b>
<b>Absent:</b>	<b>1 - Eaves</b>

**Tonya Grier, Fulton County Interim Clerk to the Commission - "#17-0542.** Fulton County Board of Tax Assessors. Commissioner Darnell has nominated Mr. Edward C. London to replace this Eugenea G. Barnett Post 4 for a Full Board Appointment to a term ending June 30th, 2021. And Commissioner Hausmann has nominated Mr. Michael Fitzgerald to replace Mr. Dillon H. Fries Post 1 for a Full Board Appointment to a term ending June 30th, 2021."

**Commissioner Darnell - "Moved approval."**

**Commissioner Hausmann - "Second."**

**Vice-Chair Ellis - "Commissioner Morris."**

**Commissioner Morris - "I just wanted to take this opportunity to thank Ms. Barnett and Mr. Fries publicly. They had a tough job. They did the very best and he worked hard and it wasn't necessarily their fault that some of the actions that the staff should have taken those past years were taken. So I want to publicly acknowledge their service and thank them for it."**

**Vice-Chair Ellis - "Commissioner Hausmann."**

**Commissioner Hausmann - "Yes, I'd like to echo those sentiments. It is a very thankless job. And they did put a lot of time and effort into the service and it is much appreciated."**

**Commissioner Darnell - "I think you all have a copy of the communication that I sent to Ms. Barnett thanking her for her intelligence and her integrity and her years of service. Frederick Douglas said no struggle, no progress. That's the name of the game."**

**Vice-Chair Ellis - "Thank you. The vote is open."**

**Clerk Grier - "And the motion to approve passes. Five yeas, zero nays."**

**17-0543 Board of Commissioners**  
**CITY OF COLLEGE PARK TAD ADVISORY COMMITTEE (APPROVED)**

The TAD Advisory Committee shall be composed of seven (7) members, whose members shall be appointed as follows: City of College Park (3) three appointees and the Fulton County Board of Commissioners (4) four appointees.

County Commission Chair (or designee)  
County Manager (or designee)  
Resident of the City of College Park  
Full BOC member

**Commissioner Darnell nominated County Manager Richard “Dick” Anderson.**

**A motion was made by Commissioner Darnell and seconded by Vice-Chairman Ellis to approve.**

**The motion passed by the following vote:**

<b>Yeas:</b>	<b>5 - Hausmann, Ellis, Morris, Arrington, Darnell</b>
<b>Absent:</b>	<b>1 - Eaves</b>

**Tonya Grier, Fulton County Interim Clerk to the Commission - “#17-0543. City of College Park TAD Advisory Committee. Commissioner Darnell has nominated County Manager Richard Dick Anderson.”**

**Commissioner Darnell - “Moved approval.”**

**Commissioner Morris - “Second.”**

**Vice-Chair Ellis - “I’m not so sure about this guy.”**

**Commissioner Hausmann - “Yeah. What are his qualifications?”**

**Vice-Chair Ellis - “The vote is open.”**

**Commissioner Darnell - “He did sound designated.”**

**Clerk Grier - “And the motion to approve passes. Has everyone voted? Five yeas, zero nays.”**

**Commissioner Hausmann - “Congratulations.”**

## **EXECUTIVE (CLOSED) SESSION**

### **Board of Commissioners**

#### **17-0545 Board of Commissioners**

[Executive \(CLOSED\) Sessions regarding litigation \(County Attorney\), real estate \(County Manager\), and personnel \(Eaves\). \(APPROVED\)](#)

**PRESENT IN THE EXECUTIVE SESSION REGARDING LITIGATION AND REAL ESTATE:** Chairman Eaves, Vice-Chairman Ellis, Commissioners Hausmann, Morris, Arrington, and Darnell; County Manager Dick Anderson; County Attorney Patrise Perkins-Hooker; Interim Clerk to the Commission Tonya R. Grier; and Chief Operating Officer Todd Long

**a. A motion was made by Chairman Eaves and seconded by Commissioner Morris to enter into Executive Session.**

**The motion passed by the following vote:**

**Yeas:** 4 - Eaves, Ellis, Morris, Darnell  
**Did not vote:** 2 - Hausmann, Arrington

**b. A motion was made by Commissioner Arrington and seconded by Commissioner Morris to approve representation for items #1 and #2 as discussed in Executive Session.**

**The motion passed by the following vote:**

**Yeas:** 4 - Hausmann, Ellis, Morris, Arrington  
**Did not vote:** 1 - Darnell  
**Absent:** 1 - Eaves

**c. A motion was made by Commissioner Arrington and seconded by Vice-Chairman Ellis to approve the Settlement Agreement in the matter of Damarcus Pippen and William Armstrong, Jr. v. Fulton County, Georgia case no. 1:17-CV-00362-CAP with a settlement amount of \$40,000.00.**

**The motion passed by the following vote:**

**Yeas:** 4 - Hausmann, Ellis, Morris, Arrington  
**Did not vote:** 1 - Darnell  
**Absent:** 1 - Eaves

**d. A motion was made by Commissioner Arrington and seconded by Commissioner Morris to approve the Settlement Agreement in the matter of Pamela Jackson v. Sheriff Theodore Jackson Fulton County, GA case no. 1:14-CV-3493-AT. .**

**The motion passed by the following vote:**

<b>Yeas:</b>	<b>4 - Hausmann, Ellis, Morris, Arrington</b>
<b>Did not vote:</b>	<b>1 - Darnell</b>
<b>Absent:</b>	<b>1 - Eaves</b>

**e. A motion was made by Vice-Chairman Ellis and seconded by Commissioner Morris to intervene in the matter of the National Wildlife Federation v. U.S. Army Corps of Engineers.**

**The motion passed by the following vote:**

<b>Yeas:</b>	<b>4 - Hausmann, Ellis, Morris, Arrington</b>
<b>Absent:</b>	<b>2 - Eaves, Darnell</b>

**Vice-Chair Ellis** - "We have a couple of items from Executive Session, Madam Attorney."

**Ms. Perkins-Hooker** - "Yes, Mr. Vice-Chair, we need a motion to approve the request for representations and Items No. 1 and 2 discussed in Executive Session."

**Commissioner Arrington** - "So moved."

**Commissioner Morris** - "Second."

**Vice-Chair Ellis** - "The vote is open."

**Clerk Grier** - "The motion to approve Items 1 and 2 -- who made the motion?"

**Commissioner Morris** - "Arrington and Morris."

**Clerk Grier** - "Arrington, Morris. And the vote is open. And that motion passes. Four yeas, zero nays."

**Ms. Perkins-Hooker** - "And we need motions to approve the -- or authorize the Chairman to sign settlement agreements and releases on two cases. One was discussed in Executive Session involving Pipen. One was raised in Executive Session as a result of Mr. Morris' inquiry about Jackson. And we did send a memo out to you all on June 14th about it. I'm going to go through the Pipen callout first. The Pipen vs. Fulton County, Georgia Case No. 1:17-CV-00362-CAP which is a fair labor standards act violation. The agreement authorizes a payment of \$40,000 in settlement of a

dispute which was raised by the plaintiff salaries for overtime as a result of a misclassification of their possessions."

**Vice-Chair Ellis** - "Is there a motion to approve?"

**Commissioner Arrington** - "Move approval."

**Vice-Chair Ellis** - "Second. It's been moved and seconded to the vote is open."

**Clerk Grier** - "And the motion to approve passes. Four yeas, zero nays."

**Ms. Perkins-Hooker** - "And the other agreement was actually a memorialization of something you approved on June the 6th which was settlement authorization for Jackson -- Pamela Jackson versus Sheriff Theodore Jackson in Fulton County, Civil Action File No. 1:14-CV-3493-AT. The settlement arises out of a discrimination retaliation claim dealing with disability and failure to accommodate for the same -- the amounts for the settlement of the \$85,000 which were litigation costs and compensatory damages in addition to back salary of 130 -- with an addition to back salary of \$49,076.88 and retirement contributions that total 3,926.15 for a total monetary damages of 133,003 and \$5,000 in litigation cost."

**Commissioner Arrington** - "Move approval."

**Commissioner Morris** - "Second." **Vice-Chair Ellis** - "The vote is open."

**Clerk Grier** - "And the motion passes. Four yeas, zero nays."

**Vice-Chair Ellis** - "I believe we can adjourn this thing."

**Ms. Perkins-Hooker** - "And the last one, Mr. Vice-Chair, is the request for us to intervene in the National Wildlife Federation vs. US Corps of Engineers matter."

**Vice-Chair Ellis** - "Move approval."

**Commissioner Arrington** - "Second."

**Vice-Chair Ellis** - "The vote is open."

**Clerk Grier** - "And the motion passes. Four yeas, zero nays."

**Vice-Chair Ellis** - "Are there any further items Madam Attorney, Madam Clerk?"

**Ms. Perkins-Hooker** - "No, Vice-Chair."

**Clerk Grier** - "No further items."

Vice-Chair Ellis - "All right. We are adjourned."

**ADDED TO THE MEETING**

**Items added to the Agenda.**

**17-0546 State Court**

Request approval to: (1) amend the existing contract - State Court, RFP #14RFP93286ACJC, E-filing System with Tyler Technologies (Plano, TX), to remove e-filing services for State Court from the scope of the contract and leave all other terms and conditions in effect, (2) authorize the Chairman to execute the amended contract, and (3) authorize the County Attorney to negotiate and approve the amended contract as to form and substance and make any modifications thereof prior to execution by the Chairman. The amended contract shall be effective upon the date of signature by the Chairman. (HELD ON 6/21/17)

**17-0547 State Court**

Request approval to: (1) approve a revenue generating contract - State Court, RFP #14RFP93286ACJC, E-Filing System with File & ServeXpress, LLC (Irving, TX), to provide an integrated electronic filing system for all case types within the jurisdiction of State Court (2) authorize the Chairman to execute the contract, and (3) authorize the County Attorney to negotiate and approve the contract as to form and substance and make any modifications thereof prior to execution by the Chairman. The contract shall be effective upon the date of signature by the Chairman. (HELD ON 6/21/17)

**a. A motion was made by Commissioner Darnell to hold.  
(MOTION WITHDRAWN)**

**b. A motion was made by Commissioner Arrington and  
seconded by Commissioner Morris to hold items #17-0546 and  
#17-0547.**

**The motion passed by the following vote:**

**Yeas: 5 - Hausmann, Ellis, Morris, Arrington, Darnell  
Absent: 1 - Eaves**

**Commissioner Arrington requested staff to provide more  
information regarding the issues/problems with the contractor.**

**Commissioner Morris inquired if Superior and Magistrate Courts are having the same problems with the contractor.**

**Tonya Grier, Fulton County Interim Clerk to the Commission** - "On page 2 of today's add-on memo.

**#17-0546.** State Court. Request approval to amend the existing contract to remove e-filing services for state court from the scope of the contract and leave all other terms and conditions in effect."

**Ms. Perkins-Hooker** - "Commissioners, these are companion cases -- matters, excuse me, that are related to disputes that have been going on with the state court and there was a resolution of that issue with the state court vendor agreement to modify or modifying the scope of the current contract. And then the second better in the solicitation agreeing to pick up just the scope for the state court. So they really all -- those two are together."

**Commissioner Arrington** - "I see we have the State Court Clerk. I don't know if you have something that you want to add for us, Ms. Ponzo."

**LeNora Ponzo, State Court Clerk** - "Good afternoon everyone. LeNora Ponzo from State Court. We are essentially looking to be removed from the Tyler e-filing contract and go back to our previous vendor which was the second bidder during our procurement process in 2014. That's essentially it." **Commissioner Arrington** - "And so who is the second vendor?"

**Ms. Ponzo** - "File & Serve Xpress."

**Commissioner Arrington** - "And there is no financial implications in this?"

**Ms. Ponzo** - "Revenue generating the same as the current contract."

**Vice-Chair Ellis** - "You have any other questions for her? Go ahead if you have something."

**Commissioner Arrington** - "I just wonder how confusing it's going to be if superior and magistrate -- right now superior, state, and magistrate are all on Tyler and I just wonder what are the implications of state court being the only court that's not on that same system?"

**Ms. Ponzo** - "Essentially, we're going to be going back to the system that we been using for 15 years. So our customers are familiar with the File & ServeXpress system. It's not going to be any change for them. They are just going to go back to what they were using before we went live with Tyler."

**Commissioner Arrington** - "And what was the specific problem I guess with Tyler?"

**Ms. Ponzo** - "There are a number of documented issues that we have. This was our preferred method to go back to the second bidder."

**Ms. Perkins-Hooker** - "But I do want to state, Commissioner Arrington, that they will still be entering the Odyssey portrait through Tyler. It's just that their local how you filed documents is the only portion of the contract that's being changed and what they do with those documents once they are filed by the judges. There is a different utilization of the system by State Court and Superior Court and it wasn't provided their needs."

**Commissioner Arrington** - "So are you saying that it would only be different at the courthouse? If I'm in my office filing, I'll go through File & ServeXpress or I will go through Odyssey?"

**Ms. Ponzo** - "You would go through File & ServeXpress. The front facing for our users will change. The back end of the product will not change."

**Commissioner Arrington** - "All right. Thank you."

**Vice-Chair Ellis** - "I sort of had the same question Commissioner Arrington had. Given sort of all of the issues we seem to have with technology and communications step-by-step court to court. And are we taking an action that potentially unintentionally takes us a step back? So I don't know. And we've just got two pages of documents here so it's hard to really assess it. My preference would be to give a little bit more details on it, but we'll see what the will of the Board is in terms of taking action. Commissioner Darnell."

**Commissioner Darnell** - "Unless this is really time sensitive, I wanted to make a motion to hold. I know we don't come back though until July --"

**Vice-Chair Ellis** - "Is there any time sensitivity to this item?"

**Commissioner Darnell** - "I withdraw that. I'm just not familiar enough with the issues to vote. I just found out about this this morning. That's my problem."

**Ms. Perkins-Hooker** - "There was a concern to try and protect if you will some reputational issues with regard to the vendors. But this has been an ongoing dispute since last year with regard to the services that Tyler has been rendering or not to rendering to the State Court. At the request of the State Court judges and the Court Administrator, we started having communications and dialogues through the office of the County Attorney to find ways to resolve the dispute give opportunities to correct the problems, give them a chance to fix it, give them a chance to work through it. We could provide you off of that information, but we were trying to resolve this in a manner that would not be as negative or derogatory toward the current vendor. There is a list of problems, long."

**Commissioner Arrington** - "I'm happy to support it, but I would like to know more information. I would like to know what those problems are. I file in State Court and

Register Court and Superior Court on a daily weekly basis so I would like to know what those problems are so that -- and I wonder do those problems translate to Superior and Magistrate Court and does there need to be more of a holistic approach to this?"

**Ms. Ponzo** - "Commissioner Arrington, we use the system completely differently than the other two courts. And I'm happy to share the issues with you that we've had documented since July of 2015. That is not a problem, but the utilization and our business processes are completely different because as I said before we were using e-filing since 1999. And when we transition into the new vendor system, it did not meet our needs. And we recognize that in July of 2015 and we tried to fix the issues with them and as the County Attorney said this is where we are. But I can definitely send those issues to you."

**Commissioner Arrington** - "Is it time sensitive? Is this something that absolutely has to happen before the July meeting?"

**Ms. Perkins-Hooker** - "No, it does not absolutely have to happen before the July meeting, Commissioner Arrington."

**Commissioner Arrington** - "Ms. Ponzo, Is there anything -- from your end really. I understand from the County Attorney, but I'm just asking from the State Court is this something that you all are burning to have?"

**Ms. Ponzo** - "The judges would like it to be satisfied as quickly as possible. If we do have to hold for the July meeting then that's okay."

**Commissioner Arrington** - "I would rather hold and get more information. I could vote yes today, but I'm hearing the other commissioners saying they would like more information as well. And so I think we might have a better chance to get it passed if we have more information."

**Ms. Ponzo** - "Not a problem."

**Commissioner Arrington** - "And it can either come from you or the county attorney, however."

**Ms. Perkins-Hooker** - "We will prepare a memorandum for that. I'd rather keep it as confidential as possible with regard to the nature of the problems and the extent of them since this is part of settlement negotiations." **Commissioner Arrington** - "Thank you."

**Vice-Chair Ellis** - "So a motion to hold"

**Commissioner Arrington** - "So moved."

**Vice-Chair Ellis** - "Commissioner Morris."

**Commissioner Morris** - "I will second the motion. But my questions would be we don't have the same problems with Superior and Magistrate Court I'm not sure why that is so the explanation might be helpful. And then Commissioner Ellis' point I think where he might have been headed with this is it's been his effort to try to get the courts to share services and work together and this seems to be a divergence of that effort so something in response to that might be helpful as well."

**Ms. Ponzo** - "No problem, Commissioner Morris. I will have that for you."

**Vice-Chair Ellis** - "Commissioner Darnell, do you have anything further?"

**Commissioner Darnell** - "No."

**Vice-Chair Ellis** - "Okay. Motion to hold is on the floor. The vote is open. This is for both items."

**Clerk Grier** - "The motion to hold items **#0546** and **#0547** passes. Five yeas, zero nays."

**17-0548 Sheriff**

[Request approval to extend an existing contract - Sheriff's Office, RFP #12RFP83455B-BL – Inmate Food Services and Related Food Service Operations, in the amount of \\$574,659.00 with Aramark Correctional Services, LLC \(Atlanta, Georgia\) to provide inmate food services to inmates housed at the Fulton County Jail, Alpharetta Jail, Marietta Annex, and South Fulton Municipal Regional Jail. Effective July 1, 2017 through August 31, 2017 with no renewal options. \(APPROVED\)](#)

**A motion was made by Commissioner Morris and seconded by Commissioner Arrington to approve.**

**The motion passed by the following vote:**

<b>Yeas:</b>	<b>5 - Hausmann, Ellis, Morris, Arrington, Darnell</b>
<b>Absent:</b>	<b>1 - Eaves</b>

**Tonya Grier, Fulton County Interim Clerk to the Commission** - "**#17-0548.** Sheriff. Request approval to extend existing contract to provide inmate food services to inmates housed at the Fulton County Jail, Alpharetta Jail, Marietta Annex, and South Fulton municipal regional jail."

**Ms. Strong-Whitaker** - "Commissioners, this is required. We're almost finished with the procurement process and the additional 60 days to complete the procurement process by July 19th for the transition for the inmate food services contract."

**Commissioner Morris** - "Move approval."

**Commissioner Arrington** - "Second."

**Vice-Chair Ellis** - "Any discussion? Commissioner Hausmann."

**Commissioner Hausmann** - "So this is going to be rebid?"

**Ms. Strong-Whitaker** - "It already has been rebid, Commissioner. It is in the evaluation process. Oral interviews occurred Tuesday -- Monday."

**Commissioner Hausmann** - "Monday."

**Ms. Strong-Whitaker** - "And so we're almost ready to bring it at the July 19th meeting."

**Commissioner Hausmann** - "Okay, and the new contract will begin when."

**Ms. Strong-Whitaker** - "The new contract will probably --"

**Commissioner Hausmann** - "September 1st?"

**Ms. Strong-Whitaker** - "-- begin September, yes."

**Commissioner Hausmann** - "Thank you."

**Vice-Chair Ellis** - "The vote is open."

**Clerk Grier** - "Motion to approve passes. Five yeas, zero nays."

**17-0549 Board of Commissioners (Eaves/Ellis/Hausmann)**  
[Request approval of a Resolution of the Fulton County Board of Commissioners to correct any errors relating to Fulton County's 2017 Tax Digest and assessment notices; and for other purposes. \(APPROVED\)](#)

**ITEM HEARD AFTER PUBLIC COMMENT, #17-0519.**

**A motion was made by Vice-Chairman Ellis and seconded by Chairman Eaves to approve.**

**The motion passed by the following vote:**

**Yeas: 6 - Eaves, Hausmann, Ellis, Morris, Arrington, Darnell**

**Chairman Eaves requested staff to disseminate changes being made to the assessment notices' timeline by hard copy and on the County's website.**

**Tonya Grier, Fulton County Interim Clerk to the Commission** - "On the add-on memo on page 2.

**#17-0549.** Request approval of a resolution of the Fulton County Board of Commissioners to correct any errors relating to Fulton County's 2017 Tax Digest and Assessment Notices and for other purposes. Sponsored by Chairman Eaves, Vice-Chairman Ellis, and Commissioner Hausmann."

**Vice-Chair Ellis** - "Move approval."

**Chairman Eaves** - "Second. Commissioners, I've been on the Board now for ten years and I have, along with his board, dealt with a lot of challenging issues: Dealt with Grady Hospital that was on the verge of closing in 2008, 2009; dealt with a consent order with the jail from our federal court system; dealt with the challenges of Milton County. But I will tell you that this challenge that we have before us in terms of the tax assessment from 2017 is amounting compared to those molehills that we dealt with in the past. As you know, close to 340 -- 350,000 notices went out for property owners as well as for commercials. And many folks were shocked with the increase in values that they received compared to last year. And we've got some data that really underscores how the spike has impacted a significant number of people for 22 percent of the 317,000 property owners, 22 percent received a 50 percent or more increase of their tax assessment. We've got e-mails. We've got phone calls. We got text messages. And many of us hosted town hall meetings in North Fulton, South Fulton, and parts of the city of Atlanta. I actually hosted three town hall meetings myself. There were roughly 500 people that came to the three town hall meetings. To the credit of our Chief Appraiser, Dwight Robinson, he was there. He took the tough questions and he was doing his job. But the fact is in all of these town hall meetings there was a significant number of people who came up with examples after examples in terms of not only big spikes and increases in their tax assessment compared to last year, but they actually had examples of inaccuracies in many of which the chief appraiser verified and said that they were inaccuracies. And he pledged to correct them. We as a Board or individuals on this board try to seek a solution to this challenge first working with the Board of Assessors. They tried to do what they could but fortunately in consultation and conversation with our County Attorney and our County Manager we discovered a solution. The solution was that we as a Board of Commissioners, we have a legal authority to correct the 2017 digest. I want to thank and commit all the folks, all the parties who are involved with this in terms of trying to figure out a solution. I want to acknowledge the collaboration of Vice-chairman Bob Ellis as well as the other Commissioners who hosted town hall meetings who shared an equal concern in terms of what was going on and a desire to come up with a solution. I believe that the solution that we have is a temporary solution. It does provide relief to property owners for the 2017 year as we go into 2018. It is not a final solution. I do believe that this board is prepared to work, listen, and come up with ways that we can provide additional tax relief

to our taxpayers whether it's looking at more creative homestead exemptions of our property owners. One of the things that I've heard time and time again was the voice from seniors who are on fixed incomes and who were struggling with this dilemma of making a decision between paying taxes or paying for medicine. I have had individuals say that their taxes increase from \$500 to \$2,000. For those of us who are working, that seeming is an easy surmountable challenge that can be solved because we are working. But for the senior who is on a fixed income that is a potential challenge -- that is a tough life and death type of situation. And so I am proud to be a part of this sponsorship of this resolution. Commission -- Vice-Chair Ellis and Commissioner Hausmann are on it. I certainly invite the opportunity -- extend the opportunity for other Commissioners that support it to affix your name to this resolution, but I do believe that this is a legal grounded solution. But it's also a more grounded solution in terms of the unreasonable expectation that people should pay with relative short notice, and I think that we stand firmly on moral ground. So, colleagues, I'm proud to be a part of this. This is a collaborative effort not just with the political leadership, but also with our management and our legal team. This is a first step and I'm looking forward to listening and interacting with our constituencies in terms of coming up with other solutions in terms of the long-term challenges that await us. I'm also looking forward to working with the Board of Assessors. So again I am proud to be a part of this effort and I encourage all of us to vote for it. And it will be a great statement for the majority of us to vote for it but it would be an even greater statement if it's a unanimous vote. Commissioner Arrington."

**Commissioner Arrington** - "I too am concerned about the assessment notices that went out. I think it's important to add some historical perspective. This is -- the 2017 tax digest and the assessment values that went out were really a result of neglect over the last five to ten years of the properties being properly valued. Yes, there are errors. Yes, there were other mistakes. But it really had more to do with the failure to properly value the properties over the last five years. At the town halls that I attended, most people were not necessarily upset about the value. Most people did not disagree with the value. The biggest problem that I heard was that it was five years -- five to ten years' worth of increase all in one year, all at one time. And that just basically says that the properties were not being valued properly of the last five to ten years. The requirement of the Chief Appraiser and the Board of Assessors is that they assess those properties to 90 to 110 percent of their value. Well, we got our 2016 -- back in December of 2016, we got a letter from the Georgia Department of Revenue stating that our tax digest was at 79 percent of the value which means it was under where it should have been. So this board took the effort to have the Georgia Department of Revenue audit those numbers. And certainly, I am very sensitive to seniors and those on fixed incomes, but I really don't like kicking the can down the road. A freeze this year just means we have to deal with the same issue again next year. So we really ought to sit down -- we've got letters from APS. We've got letters from Fulton County Schools. We've got a letter from other governmental partners that say that they relied on the representations of the Board of Assessors and the Chief Appraiser that there will be a five to six percent increase in our digest over the last year. I applaud the efforts of those that have put forth this resolution. I just disagree with kicking this problem --

kicking the can down the road till next year with this problem. This resolution proposes to deal with the increases in 2018 and 2019 and to freeze and go back to 2016. Well, any increase would be better served by spreading it out over three years than trying to spread it out over two years and trying to use this as a political ploy for a political gain of certain individuals who made promises out in public is just absolutely ridiculous. We need to sit down with our governmental partners have conversation with them as we have done with TSPLOST and other things. We need to come up with a more practical solution. This is a knee-jerk reaction to a real problem. There is no doubt that there is a real problem with values going up. No one should see a 50 or 100 percent or more increase in one year. That is preposterous. But at the same time, why kick the can down the road until next year after the mayoral election is over? Why not deal with it here today? Why not come up and sit with the real solution? This is not about getting past November. This is about coming up with real solutions for Fulton County residents. So I don't know if I'm going to be able to support this. I certainly support the idea of it, but a quick remedy a knee-jerk reaction to a real problem is not the real way to solve it. And so I don't know what I'm going to do on this. I certainly support not having people pay 100, 200, and 50 percent increases in one year. And so this resolution somewhat addresses that, but it only provides a temporary solution for today, for today and November. What happens next year? We're still going to have to have the increase. So why not spread the increase out over three years? I don't think that we've done enough deliberation or discussion amongst ourselves about this. So I don't know that I'm going to be able to support this resolution as it is currently drafted. But I certainly support the idea. Look at the different districts. On the report that we got yesterday, my district had over 55 percent of the assessments in my district were 30 percent or higher. And so I think districts of 4, 5, and 6 were the ones that were most affected by this, but we do have processes in place. We have an appeals process in place. And a lot of the things that I learned -- I learned a lot hosting these town hall sessions -- the assessment notices don't include the exemptions. They don't show the value of the exemptions on there from what I was told by the Chief Appraiser. The exceptions are shown when you get your tax bill from the Commissioner. The CPI exemption, the homestead exemption all of those things come out when your tax bill comes. And so I think we need to do a better job of educating people on the difference between the tax assessment and the actual tax bill. I think there's a lot more that needs to be done. And I just don't know that I'm in a position right now to support this as it is. I don't know that I will oppose it, but the taxpayers need -- to Fulton County residents and property owners need relief, certainly I agree with that. I just don't know that this is the best course of action. It is a course of action. I just wish we had sat down with each other and had some discussions prior to coming forth with something and making an announcement at a meeting in Roswell. It would have been nice to have discussions with my colleagues about this. But they've made their announcement that this was going to be done today, so I guess they already knew they had their four votes. So I guess they don't really need my vote. Thank you."

**Chairman Eaves** - "Commissioner Ellis."

**Vice-Chair Ellis** - "Thank you, Mr. Chair. I think certainly everybody after kind of listening to all the stories in the past two or three weeks realize that what we have here extends well beyond a valuation issue. If that were the issue and we were dealing with increases within a fairly tight range mechanisms such as millage rate rollbacks and all that would be effective and would work. But I want to thank the citizens of Fulton County all across the county for making their voices heard and really sharing the countless examples of errors and heavily questionable reassessment values. It is clear and evident that the assessments have been riddled with errors and with highly questionable methodology. And it's really -- the stories in these examples are unprecedented and examples throughout the county. And certainly for people who reside in certain geographies they have their own feeling and maybe they were targeted or bias. But that's not been the case. These things are pervasive throughout the county North, South, higher income, middle income, lower income. We've got clear examples properties that were improperly unfrozen, habitat humanity neighborhoods that were increased over 100 percent, HUD homes over 100 percent, improperly applied or non-application of exemptions, improperly noticed assessments, numerous examples of the data errors in terms of the size and type of property assessed. I think even the Chief Assessor -- Chief Appraiser noted that in the hearing in Roswell that his initial review of the 61,000 properties in the over 50 percent category that he already saw 5,000 which you needed some form of adjustment. Highly questionable land value changes, lack of unclear comp sales. And certainly as Chairman Eaves has noted the clear just sort of moral impact of this in terms of the disproportionately large number of citizens lower and middle income of seniors that are in the category of these that are facing the most substance of increases. It's clear that if this were allowed to go forward as it sits right now, the potential for major and severe impact and possibly irreversible -- it's real. This is not a political game here. This is real, real and great. People's life -- choices about where they can live are they facing eviction? Are they going to have to put their home up for sale? Can they afford medical care? Can they afford tuition? These are real. This isn't about some mayoral election. And then you can get into the practicality of things if you allow it continue. You're going to have a system which will be flooded with appeals. And probably would raise an unquestionable amount of assumption in terms of any local government to try to predict what their collection rate would be. What would we see in terms of evictions, leans, and other challenges that would just create other public policy challenges for all local governments? And then furthermore, we know after kind of looking at this that it doesn't appear that this was really given any sort of in depth review by our Board of Assessors. It was just really passed without any real review of the values. So there's been an overwhelming cry for us to take some sort of appropriate action, to take pause and to get it right. The timing is a challenge. And I think that has to be acknowledged, and I think what's before us seeks to really approach this in the most balanced way possible. We've had three local governments specifically passed by resolution, not by having a bureaucrat come up here and call us or send an e-mail, but specifically by their body suggesting that we do what's right before us right now, the city of Atlanta, the city of Johns Creek, the city of Milton. They make up 56 percent of the population. I'm sure other cities that I've heard would like to join them in that same effort. And there's recognition that this is not a true perfect solution. We don't have a perfect tax system so certainly not a perfect government. There's no

perfect anything. But this is the best solution for us that we have in hand to balance all the challenges that are before us. As local governments we have the told to continue to operate to fund services. We have reserves which are the tax payers' money which we can access. We have a millage rate tool which we feel like we really need additional funding that the digest as it sits right now or sitting in the revised fashion would not support. We can go ask the taxpayers for more money and tell them why we're asking for more money. And then we have another tool called fiscal restraint. So the tools that are before us here -- the suggestions before us here I think is a great solution for what right now is a time of crisis. New construction, new growth will come on. So I suspect that many of the municipalities and local governments will see the benefit of that. But we're not going to sit here and put the challenges of a gross set of errors upon existing taxpayers in residential properties. I am very encouraged by the number of state officials that have reached out that recognize some of the inherent challenges of the current system. Whether it's in the means of exemption that either needs to be updated or reconsidered. Some of the transparency aspects or lack thereof which are inherent in the appraisal system that make it impossible for an average resident to be able to understand what in the world went into the assessment of their property, how they can navigate an appeal in a short period of time, particularly when we are dealing with citizens that are immobile, they're invalids, or at home -- they're seniors or they are just average normal citizens working their tails off trying to live. So I think what we have before us is right. It's correct; it's the most appropriate action we can take to uphold the fiduciary responsibility to the citizens of this county. It's clear that we've got the legal authority to do it to make them prescribe the actions. And even without that explicit authority, there is nothing that tells us to say go out and avoid your fiduciary responsibility to your citizens and allowing this to go forward allowing what's sitting out there to go forward without taking action and improving what's before us today would be a clear breach of fiduciary responsibility in the duty of care that we owe to the citizens of this County. I want to thank all the folks that have been working hard to bring this here. This has been fast moving and fast development, but urgency is critical because we do need to gather mechanisms to be able to get the digest set, get tax billings out, and do that in a way that sort of balances all of the aspects that are out there in terms of needs for local government, but most importantly to protect the residence and not causing undue harm upon them. So I want to thank all the efforts of everybody who've been behind bringing forth which I feel is a great solution. It's temporary and a lot more work needs to be done and I think all of us recognize that that have brought this action forward. I thank you and I encourage everyone's support."

**Chairman Eaves** - "Commissioner Morris."

**Commissioner Morris** - "I have a number of comments and I'll try to keep them as brief as I can. The heart wrenching stories that we've heard in these town hall meetings it's really tough when people stand there and start crying. Sometimes it's anger but mostly it's fear. People are afraid that they are not going to be able to afford to pay their taxes. They are not going to be able to afford to continue to stay in their home. I found that in myself that if my appraisal stands, I've got to move to Cobb County, I guess. I'm one of those old folks that will benefit from that school tax exemption in Cobb County."

So many of my neighbors and folks in my church have already done that. I don't want to do that. We need to figure out a way to keep folks in the homes that they have lived in and loved for so long. It doesn't matter what income level folks are. It doesn't matter how valuable their homes are. For someone in a \$100,000 home that goes up to \$200,000, they are not going to be able to afford to pay those additional taxes. Someone in a million dollar home that goes up to \$2 million they may not be able to afford that. It's hard to feel sorry for some folks like that amongst certain folks, but that's real as well. We've heard from folks who's taxes have gone up -- proposed taxes gone up ten to \$15,000. If they're retired or living on savings or on a fixed income they can't come up with that kind of money even though they appear wealthy to the average citizen. I've talked to a number of elected officials in other jurisdictions who talk about letting the rollback process fix the problem. But again if your property goes up 70 percent and all the jurisdictions rollback 15 percent, you're still seeing a huge tax increase. That doesn't solve the problem. And appeals -- the appeals process other folks also say is the to deal with the problem. Let the appeals process sort of get all the numbers right, but there are just too many errors in this digest. There are just too many potential appeals. And I've been through as a private citizen the appeals process and sometimes it just doesn't work. You get rejected the Board of Equalization members don't agree with you. And it doesn't help when you get an appeal reduced and your neighbor doesn't because of the luck of the draw of who you get on your Board of Equalization. So that isn't a satisfactory solution. This proposal I am going to support. It's not a perfect solution as Commissioner Ellis has said. There are winners and losers. I'm starting to hear now for the first time from folks who don't want us to do this, who don't want us to go back to the 2016 digest because they feel that they have been assessed at fair market value all these years. And they were now looking to get some relief by having their taxes rolled back through millage process. And have other folks who have not had their properties assessed at fair market value pick up part of the burden that they have been unfairly shouldering. So there are going to be winners and losers. There are going to be folks who might have seen a tax decrease if the millage rates were rolled back who were not if we take this action today. Certainly the school boards in some cities we've heard from are going to have to make some adjustments to their millage rates. They're going to have to figure out how to deal with a reduced digest. So there are winners and losers. This is not a perfect solution by any means. But clearly in my opinion the errors are simply too right. The evidence that we are required to look at under this ancient law that we discovered exist in the tapes and videos of those town hall meetings. Folks who again -- some of those percentage increases some folks say my property went up too much. It's still not what fair market value is but it went up too much. But we heard from just too many people who said my house is not worth \$300,000. We had just a tiny example in the first speaker this morning who said his home has been assessed and \$60,000 -- appraised at \$60,000 all these years and the one behind him is at 190. That's an error. That is in error. And we've heard hundreds and hundreds and hundreds of those kinds of examples in these town hall meetings. So the evidence is clear and evidence is there. I was particularly disturbed to learn about the way we do land value sometimes. When one neighbor has a slightly larger lot and because some land in Buckhead gets sold for huge per square footage prices and they apply those prices to every square foot in that lot. That lot is

not investment property being sold for future development and future subdivisions. That's somebody's backyard or front yard. It ought to be -- that land ought to be valued for the use that it's put to which is a residence not as investment property. And I think that's a huge error in the digest that needs to be fixed moving forward. I will and I have for years talked about the need for the general assembly to act on a number of these issues. I'm glad that the citizens have been talking to their general assembly representatives. I hope the citizens will continue to do that. I think though that we do need to work with them and the school districts and the cities collaboratively on these possible fixes. I wish we had time or had time to do that more thoroughly. But as Commissioner Ellis as said it's been a fast moving process. And it had to be a fast moving process because we're going to have to get some bills out. Someone asked me this morning if we just blow the whole thing up and start over, the problem is we won't get any bills out until October, November, December. There won't be any collections in 2017. So we can't. We have to move fast on this. But working with the general assembly and the school district and the cities, we need to take a look at the tough question about Seniors' School Tax Exemption. Do we do it like Cobb? Do we phrase it in? Do we do just a larger exemption? Do we do something else? Do we put a cap on the percentage increase in a given year? My favorite topic I've been working on for two years, if we don't do something significant with the senior school tax exemption, let's have the general assembly simplify the 14 specific exemptions that are on the County's website. All have different income levels. All have different definitions of income. Some of them are based on Georgia taxable head income. Some of them based on adjusted gross income. Some of them are based on household income. Some of them are at a \$40,000 income level; \$52,000; \$30,000. It's a mishmash of things that the average citizen who may be entitled to some of these exceptions just doesn't even know exist, can't comprehend them. It's only been in the past few months that we've gotten the website corrected for the property definition. So the general assembly needs to take a look at a lot of things. I guess my final point is a lot of folks asked about the transparency or the lack of transparency about the appraisal process. We need to find a better way to explain to folks how the appraisers go about their business. A lot of people think didn't they look at the sale next door to me? No, they did not look at individual homes comps for every single home; 317,000 of them in the county. They do mathematical formulas and it's tough -- it would be tough to get all of that totally transparent so that the average Joe can understand that. But we ought to try to do a better job in the transparency there about how we do it -- how they do it so people will understand better. I heard Dwight Robison who really has been terrific in standing up there with the bull's-eye painted on his chest at these town hall meetings he talked about a survey that showed that the property tax is the most hated tax of all the taxes federal, state, and local in the country. And if we can do something to make it more transparent for folks as to how we go about that then maybe that would be a good thing for folks to have some faith in their government which I think is a fundamental need in this country. Thank you very much."

**Chairman Eaves** - "Commissioner Hausmann."

**Commissioner Hausmann** - "Yes. And thank you, Commissioner Morris, I agree with everything you said. I have to say that I don't think I've ever seen the outrage that we've had in the last couple of weeks over this issue. This is touching people where it matters most to them which is their homes. And we have heard many, many stories of hardship and frustration. And the frustration that we have felt as a result of that is because we had little power under current law to really do anything about it. There are minimal safeguards in place that prevent the taxes going up when the values go up. And we've searched and we've searched to try and find remedies to allow us to take some sort of action to only allow a reasonable increase in one calendar year in one tax bill and they just really weren't there. If you have a homestead in Fulton County, you are somewhat protected. But that doesn't apply to the other cities or the school systems in current law except for the city of Sandy Springs. We have explored all of our legal options. Our legal team has worked very, very hard to try and help us come up with some sort of remedies that we could offer under current law. And unfortunately they just really aren't there. I can tell you I've never seen so many folks come out. We hold budget hearings every year, less than ten people generally come out. They just don't participate at the levels that we have seen because of these tax increases. We've never had the legislature weight in and hold a hearing on what we're doing and in Fulton County like they did in these circumstances. And they too express the fact that the system is broken. But they can't do anything until January. So we have come up with a temporary and I want to emphasize temporary solution here. But we have a lot of work to do and the legislature needs to be our partner. We can't do it alone. But the whole property tax system in general is so confusing and really unfair. You heard about all the exemptions, but the reality is you can own your home and if you can't pay your property taxes you're going to lose that home. And that is just inherently wrong, inherently wrong. But this body can't do anything about that at this point. Some of the remedies that we have at our disposal or their property owners have at their disposal also seem unfair. The appeal process, so many -- we've heard so many stories of folks that went through the process did not feel respected, did not feel heard, and certainly did not get any outcome that satisfied them. It's almost like you're guilty until proven innocent. And that's not the way our country should be working certainly not when it's regard to your homestead. I do think that kicking the can down the road as was said earlier is an unfortunate way to say this because we don't have any protections that we can offer to folks to not pay 200 percent tax increase in some cases. The failure of our department to keep up with fair market value is accurate, but to do it all in one year is just unfair. It's just unfair. And then there's a cost of the appeals to the county that was mentioned earlier. Does it really make sense for us to spend all this money fighting things that we know are wrong? I just can't go along with that either. So I look forward to working with the legislator to craft some simplification to the process. I mean actually the valuation system in general seems flawed. I would submit to you that folks that pay the most probably don't need services as much as others. That doesn't seem fair either and that's brought up by some of our legislators. So we've got a lot of work to do, here; but in the meantime, we are in a situation that we are not taking lightly. But we need to do something. And we have found a law that allows us to put a stop temporarily on this high increase to allow us to come up with a solution long-term. So I do support it. Again I don't take it lightly. I don't think anyone does. And I have to tell you to the

public, I deeply regret the angst that has occurred because of these valuations and these subsequent tax notices that are also erroneous. You've got a 2017 valuation with a 2016 millage rate. It looks like you're going to owe far more than you really would end up owing. And it's put a lot of folks through a lot of stressful conversation and trying to figure out just how in the world they are going to be able to keep their homes and I regret that. So I hope we pass this. And I pledge to work diligently with the legislator to try and come up with a simplified system that is fair."

**Chairman Eaves** - "Commissioner Darnell."

**Commissioner Darnell** - "I certainly want to support comments that we've heard earlier from my colleagues relating to some of the relevant factors that are involved in this specific crisis and situation. I mentioned one that I probably could emphasize a little bit more. It has to do with clear authority that this Board has to provide oversight to the operation of departments. There is nothing in the law that says that this Board has no authority to hear or listen to concerns not only of citizens, but of employees in a department who present with evidence information suggesting that fairness and efficiency are being sacrificed in a department. We've had problems with this department that had nothing to do with assessments. We've had problems with employees in different department over and over again indicating to us that they were working in an environment that did not respect their skill, their experience, or their dignity. We didn't listen. We conducted studies; we didn't listen. One of the things I like about this action is that it demonstrates not only to employees but to the public, to people that this government will listen. You don't have to have a big name. You don't have to be political; we will listen. That's the bottom line. And not only will we listen, we will do something about it other than developing a PowerPoint. That's why I'm supporting it. Secondly, I appreciate, Mr. Chairman, your sensitivity to the impact of these assessments this year on vulnerable populations: Working families, seniors, veterans the impact on people don't have a voice. They don't know anybody down here. All they have is their home. Just this and I will be finished with my comments. I hope I can get a group to work on some of the other problems that vulnerable populations are experiencing in this county: Working families, seniors, young people. All millennials are not in midtown. A lot of them are looking for jobs. We have to listen to them too. I hope we'll listen more carefully in the future. When people try to get our ear so we'll do something about air pollution, do something about health disparities. This is not the only time we hear from people about taxes. Do something about senior housing. Do something about those dangerous intersections in South Fulton County where over 12 children have been killed in the last 12 months. This is a very small step, but I am encouraged that we have at least one example where this government showed that it listened. And that a dollar is not our guide it's the Constitution of the United States which says that everybody is supposed to be treated fairly and taken into consideration whether we know them or not and irrespective of their zip code. I'm pleased to support it. Incidentally, I see some safeguards in it because folks I'm going to tell you to meet our responsibility people want services, and services cost. I'm pleased to support it. I have another list here when we get through with this. I want us to be just as an energetic when we take on health disparities in this county. Some sections of this

county are sicker than everybody else and they die earlier than everybody else. I want to see some cameras down here that day. I got to stop."

**Chairman Eaves** - "Thank you colleagues. Let's vote, please."

**Clerk Grier** - "Motion passes. Six yeas, zero nays. It passed the resolution."

**Chairman Eaves** - "Madam attorney, can you just give a -- in case there is anyone who didn't know exactly what we voted on."

**Patrise Perkins-Hooker, County Attorney** - "Yes, sir, Chairman Eaves. The resolution which is numbered #0549 is the resolution of the Fulton County Board of Commissioners to correct any errors relating to the Fulton County's 2017 Tax Digests and Assessment Notices. This resolution utilizes the powers granted to the Board of Commissioners to correct tax digests. That power was created in an 1880 law which created the Fulton County predecessor of the Fulton County Board of Revenue -- Rhodes and Revenue. Pursuant to this resolution, we laid out the evidence and the issues associated with the various problems and corrections that were needed to the 2017 tax digests. And the heart of the resolution is that the 2016 tax digest shall be utilized as the basis for the 2017 tax digests and related property tax bills with the following adjustments. For residential properties, the Board of Assessors is required to set and enter into the tax database for the 2017 tax digests and for tax billing purposes the values set by the certified 2016 tax digests subject only to the following changes to adjust the values for parcels that (a) were subject to new construction or improvements coded as growth on the 2017 notice filed within the Fulton County tax system using the 2016 values for said improvements; (b) that a change in exemption for the property requested by the taxpayers prior to the date of this resolution or removed by the tax assessor's office in errors that need to be properly reflected; (c) were subject to litigation that either changed ownership or value of the land or improvements within a tax parcel as a result of the appeal; and (d) did not exist in 2016 for tax purposes. In said cases, the values established by the 2017 assessment shall be used for the corrected 2017 tax digest. For commercial properties given the fact that the tax assessor's office did perform an extensive review of these parcels during tax years 2015 and 2016 for the purpose of preparing a 2017 tax digests, the values from the original 2017 tax digest shall be utilized for the corrected 2017 tax digests and tax billing purposes for these parcels as the same do not need to be corrected. In addition to those provisions, the Board of Commissioners has set up a process to direct the County Manager to supervise the day to day operations of the logistics of the functions of the Tax Assessor's Office required to generate a correct 2018 tax digests, and directed the Chief Appraiser to cooperate with the County Manager and provide him reports and information that he needed. And is set up on a process that the tax -- that the Board of Commissioners shall be given a copy of the preliminary tax digest at the same time that it is submitted to the Board of Assessors for their review and comment and an opportunity to comment upon the same before the assessors vote on it. And then the County Attorney was directed to work with the Department of Revenue to develop an

approved approach to phase in the corrected property valuation over a period of time to include at the time of the 2019 tax digests is submitted."

**Chairman Eaves** - "When will the tax notices go out? Do we need to provide direction to the Board of Assessors on that?"

**Ms. Perkins-Hooker** - "I'm very -- the process for generating new tax notices is extensive. And it requires interaction of a software vendor. So once this resolution is approved, it will take about two to three weeks for the digest to be corrected. And corrected valuations based upon the guidelines established by the Commissioners to be generated. So we are looking a timeframe maybe the end of July for notices to be able to be printed, to be printed because a batch processing for 330-plus thousand notices. And then those notices should reach the public maybe the middle of August."

**Chairman Eaves** - "So in terms of messaging, can we say that the notices that the property owners have gotten are null and void?"

**Ms. Perkins-Hooker** - "That's correct. And a letter will be written from the Board of Commissioners with the new notice explaining why the notices needed the corrected revised notices needed and giving them appeal time as well as removing -- clarifying all the other appeals on previous notices are terminated and validated."

**Chairman Eaves** - "Okay. And the appeal date is going to change as well?"

**Ms. Perkins-Hooker** - "The appeal date -- they still maintain a 45-day appeal period once the notice gets out."

**Chairman Eaves** - "Thanks, Ms. Hooker. Thank you for you and your team for finding that law."

**Ms. Perkins-Hooker** - "Thank you. And I want to thank publicly the researchers extraordinaire in my office who took the challenge from me to find a way and Cheryl Ringer, Veronica Lightfoot, and the backup persons were Shannon Sams and Elizabeth Roberts. They did an extraordinary job to go back to 1880 and bring everything forward. And don't forgive Jerolyn who also oversaw what they did."

**Chairman Eaves** - "Thank you, Ms. Hooker. Commissioner Hausmann. Commission Morris."

**Commissioner Hausmann** - "Yes. I appreciate the information about the public being notified or the property owners rather being notified but what about the local governments? They all have to set their millage rates. So at what point will they receive their individual tax digests information and what sort of timeline will they be on? With they meet the August 1st deadline I guess is the question."

**Ms. Perkins-Hooker** - "We are working -- the same time that the information is ready and available to utilize through a mass mailing system to the public will be the same

date that the digests will be able to go to the tax commission do his calculation to give it to the local taxing jurisdictions. We're trying our best to keep it on a schedule so that we don't impact them unduly."

**Commissioner Hausmann** - "So you said that would happen at the end of July or that's just the printing date?"

**Ms. Whitmore** - "Commissioner Hausmann, we're looking realistically at about mid-august for the estimates to be provided to the taxing jurisdictions."

**Commissioner Hausmann** - "So our normal calendar of setting our millage for Fulton County in the middle of July will be delayed to August?"

**Ms. Whitmore** - "Yes, ma'am."

**Commissioner Hausmann** - "All right. And we're going to notified all of our partners throughout the County of that timeline?"

**Ms. Perkins-Hooker** - "Yes, Commissioner."

**Commissioner Hausmann** - "All right. Thank you."

**Chairman Eaves** - "Commissioner Morris."

**Commissioner Morris** - "I appreciate you going through that to explain to the public the details of this resolution that we approved. As you and I spoke the other day, the folks who were frozen because of appeals in 2014, '15, or '16 we had already gotten -- the Board of Assessors had already agreed to restate those freezes that were erroneously unfrozen. But as we spoke the other day, if someone had appealed in 2014 and their property was frozen '14, '15, and '16 then there notice -- their corrected notice will show the 2016 frozen amount; in fact, they get another year of freeze because of this resolution."

**Ms. Perkins-Hooker** - "That's correct, unless they had any major --"

**Commissioner Morris** - "Unless they've had some construction. Right. Thank you for that clarification. And the other important thing as you stated earlier and maybe I'm repeating, the notices will make it clear -- or I hope that the letter will make it clear -- that any appeal that has been filed to this point in time is in effect no longer in existence as an appeal. And if somebody's is unhappy with their new corrected notice, they'll need to file a new appeal."

**Ms. Perkins-Hooker** - "That is correct."

**Commissioner Morris** - "I just want to make sure the public understand that. Thank you very much."

**Ms. Perkins-Hooker** - "You're welcome."

**Chairman Eaves** - "Commissioner Darnell."

**Commissioner Darnell** - "Yes. I just wanted to clarify the impact of the resolution upon those who continue to have objection to the assessment that they received. Is that July 10th date still operative for that?"

**Ms. Perkins-Hooker** - "No, Commissioner Darnell. Anyone who has received a 2017 assessment will get another assessment based on your actions today. And the previous appeals based on the uncorrected assessment notices will be dismissed and they will be given a chance to appeal if they need to based on the corrected revised notices."

**Commissioner Darnell** - "I'm going to of course assume that we are making an special effort to make that clear because we still have a lot of notices out there with July 10th on it."

**Chairman Eaves** - "I think that's a good suggestion, Commissioner Darnell. Maybe if you could develop a one-page fact sheet of sorts that perhaps not be hard copy, but also made available for the website so that people are clear on what the changes -- the Board's decision today what changes have resulted as."

**Commissioner Darnell** - "That would be helpful, Mr. Chairman. They're not getting the word. It's too many people not getting them."

**Chairman Eaves** - "All right. Commissioner Arrington."

**Commissioner Arrington** - "You know, part of the problem with these assessments is it goes to people's mortgage companies. And if your mortgage company is paying your taxes and they get that notice of the assessment then what are we going to do to address that? Because people's mortgage rates -- they get their assessment, the mortgage rate goes up as a product of receiving that assessment. And so I think we need to make some type of effort in order to make sure that they are included because everyone needs to get notice of this."

**Ms. Perkins-Hooker** - "The notices will be sent to the same taxpayers of record who were in the database and time that the original notices were sent. Generally speaking, unless there's a foreclosure something like that, the mortgage company does not receive a notice of assessment, but they do get a copy of the tax bill which has not been sent out. And so we plan on sending the same notice to the same universal people who received the original assessments."

**Commissioner Arrington** - "Well -- but that notice will go out later than the July 10 -- are we going to mail anything out prior to this July 10 deadline? The deadline that was printed on the assessments was July 3rd, and then it was extended to July 10. So will

there be any mailings that go out prior to that date or will it just be the new assessments?"

**Ms. Perkins-Hooker** - "What I would respectfully request since you all just voted on this right now is for us to get a chance as a workgroup and staff to try to work through the logistic of that. It is our intent to make sure the public knows because it keeps folks from having to go through the unnecessary trouble of an appeal. How to do that and where to do that and what universe -- just give us a few more minutes -- a few more days to try to get that together. And I will work with the County Manager who will work with his staff to try to come up with recommendations that we can start doing immediately."

**Commissioner Arrington** - "Thank you."

## **ADJOURNMENT**

There being no further business, the meeting adjourned at 4:45 p.m.

Respectfully submitted,

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Tonya R. Grier, Interim Clerk to the Commission

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Nikki Peterson, Deputy Clerk

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