

1 **RESOLUTION OF THE BOARD OF COMMISSIONERS OF FULTON**
2 **COUNTY, GEORGIA EXPRESSING ITS INTENTION TO ADVANCE**
3 **PHASE THREE OF THE PROJECT CARE INITIATIVE AND PURSUE**
4 **THE ACQUISITION, CONSTRUCTION, EQUIPPING, FINANCING AND**
5 **COMPLETION OF A NEW HOSPITAL FACILITY IN SOUTH FULTON**
6 **COUNTY PURSUANT TO ARRANGEMENTS WITH THE GRADY**
7 **HEALTH SYSTEM AND THE FULTON-DEKALB HOSPITAL**
8 **AUTHORITY FOR THE PURPOSE OF PROVIDING MEDICAL**
9 **SERVICES AND INDIGENT CARE IN FULTON COUNTY (THE “NEW**
10 **SOUTH FULTON HOSPITAL PROJECT”); AUTHORIZING THE**
11 **PROPER OFFICERS OF FULTON COUNTY, GEORGIA TO**
12 **COMMENCE NEGOTIATIONS AND TAKE SUCH OTHER ACTIONS AS**
13 **MAY BE NECESSARY OR APPROPRIATE TO ADVANCE THE NEW**
14 **SOUTH FULTON HOSPITAL PROJECT; AND FOR OTHER PURPOSES.**

15 **WHEREAS,** In 2022, Wellstar Health System closed two hospitals in Fulton County,
16 Georgia (“Fulton County” or “the County”), namely Atlanta Medical Center South located in
17 South Fulton and Atlanta Medical Center located in Central Fulton, triggering a public health
18 emergency that left hundreds of thousands of residents without access to critical healthcare
19 services; particularly residents in the southern portion of the County; and
20

21 **WHEREAS,** in response to this crisis, the County, through a tri party partnership, to
22 assess the damage caused by these closures and charted a path forward — launching “Project
23 Care” to conduct a comprehensive needs assessment and develop a healthcare delivery plan to
24 address the resulting healthcare gaps; and
25

26 **WHEREAS,** the County has closed on its funding commitment in respect of Phase 1
27 of the Project Care recommendations (*e.g.*, the freestanding, emergency room), and the Board of
28 Commissioners now desires to express its support for undertaking the early stage activities
29 necessary or appropriate to advance the next phase of such recommendations, namely, the
30 acquisition, construction, development, equipping and funding of a new, acute inpatient hospital
31 located in South Fulton County (as further described herein); and
32

33 **WHEREAS,** pursuant to the provisions of Georgia Laws 1941, pp. 241 *et seq.*, Fulton
34 County, Georgia (the “County”) and DeKalb County, Georgia (“DeKalb”) were authorized to
35 establish a hospital authority and, pursuant thereto, the Board of Commissioners of the County
36 (the “Board of Commissioners”) by resolution adopted on August 6, 1941 and the Board of
37 Commissioners of DeKalb County by resolution adopted on August 9, 1941 duly established
38 “The Fulton-DeKalb Hospital Authority” (the “Authority”) in accordance with the law then in
39 effect; and
40

41 **WHEREAS,** the Hospital Authorities Law, Article 4, Chapter 7 of Title 31 of the
42 Official Code of Georgia Annotated (the “Act”), provides for the powers, duties and functions of
43 hospital authorities, including the Authority; and
44

45 **WHEREAS,** pursuant to Section 31-7-84 of the Act, a county shall have the power to
46 adopt a resolution and execute a contract for the use of facilities and services of an authority and

1 provision shall be made annually by such county contracting with an authority for the payment
2 for the services and facilities of an authority used by a county out of general funds or out of tax
3 revenues realized for the purpose of providing medical care or hospitalization for the indigent
4 sick and others entitled to the use of the services and facilities of an authority; and

5 **WHEREAS**, pursuant to Section 31-7-85 of the Act, a county, for the purpose of using
6 the facilities of an authority, is authorized by action of its governing body to enter into contracts
7 with an authority for a period not exceeding 40 years as shall be necessary to provide for the
8 continued maintenance and use of the facilities of an authority; and

9 **WHEREAS**, the Authority now owns a complete medical center including hospital
10 facilities known as "Grady Memorial Hospital" and outpatient clinical facilities and related
11 parking and other facilities (collectively, the "Grady Health System"); and

12 **WHEREAS**, the Authority has leased the Grady Health System pursuant to a Lease and
13 Transfer Agreement, dated as of April 7, 2008, to Grady Memorial Hospital Corporation, a
14 Georgia nonprofit corporation (the "Corporation") which now operates the Grady Health
15 System; and

16 **WHEREAS**, the County and DeKalb (together, the "Counties"), together with the
17 Authority, have previously entered into various contracts and agreements relating to the
18 operation, maintenance and financing of the medical, clinical, parking and other facilities of the
19 Grady Health System, all for the purpose of continuing the provision of medical services and
20 hospital facilities for the indigent sick of the Counties; and

21 **WHEREAS**, the Authority, the Corporation and the County have preliminarily
22 determined that the acquisition, construction, equipping, financing and completion of a new,
23 inpatient care hospital located in the southern portion of the County ("South Fulton County"),
24 which when completed shall form a part of the Grady Health System's hospital facilities (the
25 "New South Fulton Hospital Project"), and payment of costs associated therewith will (a)
26 advance the goals and objectives of the Project Care by restoring care in South Fulton County,
27 and (b) further benefit the health and welfare of residents of the County; and

28 **WHEREAS**, it is estimated that the total cost of the New South Fulton Hospital Project
29 will be approximately \$900,000,000 (the "Project Costs") of which (a) not more than the lesser
30 of (i) one-third (1/3) of the total cost or (ii) \$300,000,000 (the "County Portion") is expected to
31 be paid by the County whether from legally available funds or from the proceeds of the
32 Authority's issuance of one or more series or issues of tax-exempt or taxable bonds or revenues
33 certificates (the "Proposed Revenue Certificates") (or a combination thereof) and (b) the
34 remainder of such costs is expected to be paid through private philanthropic sources and funds
35 provided by the Corporation; and

36 **WHEREAS**, the Authority, the Corporation and the County are expected to engage in
37 negotiations concerning the terms and obligations pursuant to one or more intergovernmental
38 contracts, development and funding agreements, bond/certificate documents and agreements,
39 and such other matters as may be necessary or appropriate to advance the New South Fulton
40 Hospital Project, subject in all cases to the final approval of the definitive documents and
41 agreements and financing terms prior to the execution and delivery of same by the Board of
42 Commissioners, and further subject to the Corporation's agreement to be responsible for any
43 cost overruns relating to the New South Fulton Hospital Project; and

1 **BE IT FINALLY RESOLVED** that any or all resolutions or ordinances or parts of
2 resolutions or ordinances in conflict with this resolution are, to the extent of such conflict, hereby
3 repealed, and this resolution shall take immediate effect and shall be in full force and effect from
4 and after the date of its adoption.

5
6 **SO PASSED AND ADOPTED**, this 3 day of March, 2026.



14
15

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

16 ATTEST:

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

19
20
21 APPROVED AS TO FORM:

22
23
24 Y. Soo Jo
25 County Attorney
26

1 **CLERK'S CERTIFICATE**

2 **STATE OF GEORGIA,**

3 **FULTON COUNTY**

4 I, Tonya R. Grier, Clerk of the Board of Commissioners of Fulton County, do hereby
5 certify that the foregoing pages constitute a true and correct copy of the resolution adopted by the
6 Board of Commissioners of Fulton County at an open public meeting, at which a quorum was
7 present, duly called and lawfully assembled at 10:00 a.m., on the 18 day of March, 2026,
8 the original of said resolution being duly recorded in the Minute Book of the Board of
9 Commissioners, which Minute Book is in my custody and control. I do hereby further certify
10 that the following members of the Board of Commissioners were present at said meeting:

11
12 Robert L. Pitts
13 Bridget Thorne
14 Bob Ellis

Dana Barrett
Marvin Arrington, Jr.
Khadijah Abdur-Rahman

16
17 and that the following members were absent:

18 N/A

19
20 and that said resolution was duly adopted by vote of:

21 yes 6 no 0

22 **WITNESS** my hand and the official seal of Fulton County, Georgia, this the 18 day of
23 March, 2026.



24
25 Tonya R. Grier
26 Clerk
27 Board of Commissioners of Fulton County
28
29
30

ITEM # 26-0156 SRM 03 / 18 26
SECOND REGULAR MEETING