

1 A RESOLUTION APPROVING A LEASE AGREEMENT BETWEEN FULTON COUNTY,
2 GEORGIA (TENANT) AND SELIG ENTERPRISES, LLLP, (LANDLORD) FOR THE
3 PURPOSE OF CONTINUING THE LEASE FOR THE OPERATIONS OF THE FULTON
4 COUNTY SHERIFF'S DEPARTMENT AT 5210 PHILIP LEE DRIVE, ATLANTA,
5 GEORGIA; TO AUTHORIZE THE CHAIRMAN TO EXECUTE THE LEASE
6 AGREEMENT AND RELATED DOCUMENTS; TO AUTHORIZE THE COUNTY
7 ATTORNEY TO APPROVE THE LEASE AGREEMENT AND RELATED DOCUMENTS
8 AS TO FORM AND TO MAKE ANY MODIFICATIONS THERETO IN ORDER TO
9 PROTECT THE COUNTY'S INTERESTS PRIOR TO EXECUTION; AND FOR OTHER
10 PURPOSES
11

12 **WHEREAS**, it is the responsibility of the Fulton County Sheriff's Office to provide
13 each citizen and visitor to Fulton County with the highest level of protection of life and
14 property, while enforcing the laws of the State of Georgia and ensuring that all rights are
15 protected under the constitution; and
16

17 **WHEREAS**, Fulton County leased approximately 69,317 square feet of office and
18 warehouse space at 5210 Phillip Lee Drive, Atlanta, Georgia for the purpose of providing
19 optimum public safety services by promoting safe communities through citizen interaction,
20 with an emphasis on integrity, fairness, and professionalism; and
21

22 **WHEREAS**, the lease term of the prior lease agreement for this space expired on
23 December 31, 2023; and
24

25 **WHEREAS**, the Fulton County Sheriff's Office desires to remain at the current
26 location and has obtained a tenant improvement allowance from the landlord to complete
27 upgrades to onsite facilities for the purpose of improving efficiency of services for
28 residents and visitors to Fulton County by consolidating and centralizing various divisions
29 of operations; and
30

31 **WHEREAS**, the Fulton County Sheriff's Office, the Department of Real Estate and
32 Assets Management, DREAM and SELIG Enterprises, Inc, have negotiated mutually
33 acceptable terms to allow the County to continue to occupy the space for an additional
34 ten (10) years inclusive of renewal options and design plans to renovate office and
35 warehouse that will support the objectives of the Sheriff's Office; and
36

37 **WHEREAS**, it is the desire of Fulton County and SELIG Enterprises, LLLP to enter
38 into a Lease Agreement to continue the occupancy and to complete planned renovations
39 to the leased premises; and
40

41 **WHEREAS**, Article 9, Sec. 2, Par. 1(a) of the Georgia Constitution states in part
42 "[t]he governing authority of each county shall have legislative power to adopt clearly
43 reasonable ordinances, resolutions, or regulations relating to its property, affairs, and
44 local government for which no provision has been made by general law and which is not
45 inconsistent with this Constitution or any local law applicable thereto."
46

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners hereby approves the Lease Agreement with SELIG Enterprises, LLLP, in substantially the form attached hereto as Exhibit "A."

BE IT FURTHER RESOLVED, that the Chairman of the Board of Commissioners is hereby authorized to execute the Lease Agreement between Fulton County and SELIG Enterprises Inc.

BE IT FURTHER RESOLVED, that the County Attorney is hereby authorized to approve the Lease Agreement as to form and to make such other or additional modifications as are necessary to protect the County's interests prior to execution by the Chairman.

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

PASSED AND ADOPTED by the Board of Commissioners of Fulton County, Georgia, this _____ day of March, 2024.

FULTON COUNTY BOARD OF COMMISSIONERS

Robert L. Pitts, Chairman

ATTEST:

Tonya Grier, Clerk to the Commission

APPROVED AS TO FORM:

Y. Soo Jo, County Attorney