

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

July 10, 2024  
10:00 AM



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



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## **MINUTES-RATIFIED**

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

**Ratification Date: August 7, 2024**

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**CALL TO ORDER:** Chairman Robert L. Pitts **10:02 a.m.**

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

Robert L. Pitts, Chairman (At-Large)	<b>PRESENT</b>
Bridget Thorne, Commissioner (District 1)	<b>PRESENT</b>
Bob Ellis, Commissioner (District 2)	<b>PRESENT</b>
Dana Barrett, Commissioner (District 3)	<b>PRESENT</b>
Natalie Hall, Commissioner (District 4)	<b>PRESENT</b>
Marvin S. Arrington, Jr., Commissioner (District 5)	<b>PRESENT</b>
Khadijah Abdur-Rahman, Vice Chair (District 6)	<b>PRESENT</b>

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

**PLEDGE OF ALLEGIANCE:** Recite in unison

### **ANNOUNCEMENTS**

PLEASE SWITCH ALL ELECTRONIC DEVICES (CELL PHONES, PAGERS, PDAs, ETC.) TO THE SILENT POSITION DURING THIS MEETING TO AVOID INTERRUPTIONS.

IF YOU NEED REASONABLE MODIFICATIONS DUE TO A DISABILITY, INCLUDING COMMUNICATIONS IN AN ALTERNATE FORMAT PLEASE CONTACT THE OFFICE OF THE CLERK TO THE COMMISSION. FOR TDD/TTY OR GEORGIA RELAY SERVICE ACCESS DIAL 711.

**CONSENT AGENDA****24-0454 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 First Regular Meeting Agenda for separate consideration. **(ADOPTED)**

A motion was made by Commissioner Thorne and seconded by Commissioner Ellis, to adopt the Consent Agenda. The motion passed by the following vote:

**Yea:** Pitts, Thorne, Ellis, Barrett, and Abdur-Rahman

**Absent:** Hall

**Did Not Vote:** Arrington

**24-0455 Board of Commissioners**

Proclamations for Spreading on the Minutes. **(SPREAD ON THE MINUTES UPON ADOPTION OF THE CONSENT AGENDA)**

Proclamation recognizing “De’Leice Drane Appreciation Day.” **(Arrington)**  
June 22, 2024

Proclamation recognizing “Greenbriar Mall Picadilly Restaurant Appreciation Day.”  
**(Abdur-Rahman)**  
June 29, 2024

Proclamation recognizing “Rev. Dr. Vance P. Ross Appreciation Day.”  
**(Hall/Arrington)**  
June 30, 2024

**Open & Responsible Government****24-0456 Finance**

Ratification of June 2024 Grants Activity Report. **(APPROVED UPON ADOPTION OF THE CONSENT AGENDA)**

**Infrastructure and Economic Development****24-0457 Real Estate and Asset Management**

Request approval of a Sewer Easement Dedication of 14,099 square feet to Fulton County, Georgia, from Ibijola Aina, LLC for the purpose of constructing the Olamiju Farmhouses Project at 0 Scarborough Road, South Fulton Georgia 30349.  
**(APPROVED UPON ADOPTION OF THE CONSENT AGENDA)**

**24-0458 Real Estate and Asset Management**

Request approval of a Sewer Easement Dedication of 81,042 square feet to Fulton County, Georgia, from MHR Land, LLC, for the purpose of constructing the Parks at Pine Valley 1B Project at 6000 Jones Road, Union City, Georgia 30213.

**(APPROVED UPON ADOPTION OF THE CONSENT AGENDA)**

**24-0459 Real Estate and Asset Management**

Request approval of a Sewer Easement Dedication of 576 square feet to Fulton County, a political subdivision of the State of Georgia, from FDG PDR Land Propco, LLC for the purpose of constructing The Solana Peachtree Dunwoody Project at 0 Peachtree Dunwoody Road, Sandy Springs, Georgia 30328.

**(APPROVED UPON ADOPTION OF THE CONSENT AGENDA)**

**24-0460 Real Estate and Asset Management**

Request approval of a Resolution authorizing an Easement Agreement between Fulton County, Georgia and Atlanta Gas Light Company for the purpose of relocating and upgrading service lines onsite at the Fulton County Executive Airport - Charlie Brown Field; to authorize the Chairman to execute the Easement Agreement and related documents; to authorize the County Attorney to approve the Easement Agreement and related documents as to form; and for other purposes.

**(APPROVED UPON ADOPTION OF THE CONSENT AGENDA)**

**24-0461 Real Estate and Asset Management**

Request approval of an Indemnification, Maintenance, and Land Use Agreement for Private Improvement (Indemnification Agreement) between Fulton County, Georgia, and JBGL Atlanta Development 2014, LLC for the purpose granting conditional approval to allow stormwater infrastructure to remain within a portion the County's existing sanitary sewer easement at 5560 Abbotts Bridge Road, Johns Creek, Georgia 30097. **(APPROVED UPON ADOPTION OF THE CONSENT AGENDA)**

**Justice and Safety****24-0462 Emergency Services**

Request approval of a Memorandum of Understanding between Fulton County and Norfolk Southern Police Department for the provision of the Digital 800 MHz Radio System Access. The MOU is from July 1, 2024, through December 31, 2024, with five (3) automatic renewals commencing on January 1 of each successive year, ending December 31, 2027. **(APPROVED UPON ADOPTION OF THE CONSENT AGENDA)**

**FIRST REGULAR MEETING AGENDA**

**24-0463 Board of Commissioners**

Adoption of the First Regular Meeting Agenda. **(ADOPTED AS AMENDED)**

A motion was made by Vice Chair Abdur-Rahman and seconded by Commissioner Thorne, to adopt the First Regular Meeting Agenda as amended by removing item #24-0417; revising item #24-0485; and including Commissioner Ellis as a sponsor on item #24-0487. The motion passed by the following vote:

**Yea:** Pitts, Thorne, Ellis, Barrett, and Abdur-Rahman

**Absent:** Hall

**Did Not Vote:** Arrington

**24-0464 Clerk to the Commission**

Ratification of Minutes. **(RATIFIED)**

First Regular Meeting Minutes, June 5, 2024

Second Regular Meeting Post Agenda Minutes, June 26, 2024

A motion was made by Commissioner Ellis and seconded by Commissioner Thorne, to ratify. The motion passed by the following vote:

**Yea:** Pitts, Thorne, Ellis, Barrett, and Abdur-Rahman

**Absent:** Hall

**Did Not Vote:** Arrington

**24-0465 Board of Commissioners**

Presentation of Proclamations and Certificates. **(PRESENTED)**

Proclamation recognizing "Alton Adams Appreciation Day." **(Ellis/Pitts)**

**PUBLIC HEARINGS****24-0466 Board of Commissioners**

Public Comment - Citizens are allowed to voice County-related opinions, concerns, requests, etc. during the Public Comment portion of the Commission meeting. **Priority for public comment will be given to Fulton County citizens and those individuals representing businesses or organizations located within Fulton County, including their employees, whether such persons are commenting in-person, via emails or via Zoom or other electronic media (i.e., phone call). Non-Fulton County citizens will only be heard after all in-person Fulton County citizens, representatives of business and organizations located within Fulton County, including their employees, have been heard and the time allotted for public comment has not expired, except as otherwise provided in this code section. County staff shall verify the residency of each public speaker prior to such person being heard by the board. Speakers will be granted up to two minutes each. Members of the public will not be allowed to yield or donate time to other speakers. The Public Comment portion of the meeting will not exceed sixty (60) minutes at the First Regular Meeting, nor will this portion exceed sixty (60) minutes at the Second Regular Meeting. In the event the 60-minute time limit is reached prior to public comments being completed, public comment will be suspended and the business portion of the BOC meeting will commence. Public comment will resume at the end of the meeting. For more information or to arrange a speaking date, contact the Clerk's Office.**

**(CONDUCTED)**

**9 Speakers: Judge Cassandra Kirk (Millage Rate/ORCA); Paul Hershey (Item #24-0472/Election); Mike Russell (Audit); Judge Kenya Johnson (Constitutional Offices); L.A. Pink (Elected Officials); Charles Rambo (Fulton County Jail); Brian Allen (Registration and Elections); Maggie McCullon (Home Repairs/Taxes) and Duwon Robinson (Tax Commissioner Office/Tax Assessors Office)**

**3 Zoom Speakers: ML Boone (Item #24-0467/Fulton County Jail); Carrie Ziegler (Item #24-0467/Homestead Exemption) and Leighton Williams (Item #24-0467/Elected Official Offices)**

**24-0467 Finance**

Fiscal Year 2024 General Fund Millage Rate Public Hearing. **(CONDUCTED)**

**7 Speakers: Brian Allen (Millage Rate); Paul Hershey (Millage Rate); Maggie McCullon (Millage Rate); L.A. Pink (Millage Rate); Mike Russell (Millage Rate); Maggie McCullon (Millage Rate) and Ron Bracewell (Millage Rate)**

**Zoom Speakers: NONE**

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**PRESENTATIONS TO THE BOARD****Invest Atlanta**

- 24-0453** **Board of Commissioners**  
Invest Atlanta Briefing. **(PRESENTED)**

**COUNTY MANAGER'S ITEMS****Open & Responsible Government**

- 24-0468** **Finance**  
Presentation, review, and approval of July 10, 2024, Budget Soundings and Resolution **(PRESENTED/APPROVED)**
- A motion was made by Commissioner Hall and seconded by Commissioner Barrett, to approve. The motion passed by the following vote:

**Yea:** Pitts, Thorne, Barrett, Hall, and Abdur-Rahman

**Did Not Vote:** Ellis, and Arrington

- 24-0469** **Human Resources Management**  
Request approval to modify an amendment to Human Resources Management Policy 316-16, Internship Program Policy. **(HELD)**

a. A motion was made by Commissioner Hall and seconded by Vice Chair Abdur-Rahman, to approve. **(NO VOTE TAKEN)**

b. A motion was made by Vice Chair Abdur-Rahman and seconded by Commissioner Barrett, to approve as amended by adding a preference to students living within Fulton County. **(NO VOTE TAKEN)**

c. A substitute motion was made by Commissioner Arrington and seconded by Commissioner Hall, to hold. The motion passed by the following vote:

**Yea:** Pitts, Thorne, Ellis, Barrett, Hall, Arrington, and Abdur-Rahman

- 24-0470** **Human Resources Management**  
Request approval to modify an amendment to Human Resources Management Policy 105-16 - Lactation Accommodation Policy. **(APPROVED)**

A motion was made by Commissioner Hall and seconded by Commissioner Barrett, to approve. The motion passed by the following vote:

**Yea:** Pitts, Thorne, Ellis, Barrett, Hall, and Arrington

**Did Not Vote:** Abdur-Rahman

**24-0471 Registration & Elections**

Request approval to utilize cooperative purchasing - Department of Registration and Elections, Sourcewell (formerly NJPA) Contract# 110923-KRS, Storage and Retrieval Products in the amount of \$161,998.50 with Kardex Remstar, LLC (Westbrook, ME) to purchase two (2) Lektirever Vertical Carousel Model: 120-2210X. This is a one-time procurement. **(REMOVED)**

**24-0472 Registration & Elections**

Request approval of a statewide contract - Registration and Elections, SWC# 99999-001-SPD0000136, Temporary Staffing Services - Clerical & Light in the total amount not to exceed \$9,508,657.20 with (A) Abacus Corporation (Morrow, GA) in an amount not to exceed \$4,200,514.80; and (B) Dover Staffing, Inc. (Smyrna, GA) in an amount not to exceed \$5,308,142.40 to provide temporary staffing services for the General Election, November 5, 2024 and the General Run-off Election, December 3, 2024. Effective upon execution of contract through December 31, 2024. **(APPROVED)**

A motion was made by Commissioner Hall and seconded by Commissioner Barrett, to approve. The motion passed by the following vote:

**Yea:** Pitts, Barrett, Hall, Arrington, and Abdur-Rahman

**Nay:** Thorne

**Did Not Vote:** Ellis

**24-0473 Registration & Elections**

Request approval of a statewide contract - Department of Registration and Elections, #47800-SOS0000037, Master Solution Purchase and Services Agreement in the total amount not to exceed \$437,230.00 with A) Dominion Voting System Incorporated (Atlanta, GA) in an amount not to exceed \$148,780.00 to purchase Security Ballot Stock watermark papers and ImageCast X Prime Privacy Filters; and, (B) KnowInk, LLC (St. Louis, MO) in an amount not to exceed \$288,450.00 to purchase **five hundred (500)** iPad Space Gray with **five hundred (500)** annual Data activation to be used in conducting yearly elections. Effective upon BOC approval. **(APPROVED AS AMENDED)**

a. A motion was made by Commissioner Hall and seconded by Commissioner Barrett, to approve. **(NO VOTE TAKEN)**

b. A motion was made by Commissioner Arrington and seconded by Commissioner Barrett, to approve the purchase of security ballot stock watermark papers. The motion passed by the following vote:

**Yea:** Thorne, Ellis, Barrett, Hall, Arrington, and Abdur-Rahman

**Did Not Vote:** Pitts

c. A motion was made by Commissioner Arrington and seconded by Commissioner Barrett, to approve the purchase of ImageCast X Prime Privacy Filters. The motion passed by the following vote:

**Yea:** Ellis, Barrett, Hall, Arrington, and Abdur-Rahman

**Nay:** Thorne

**Did Not Vote:** Pitts

d. A motion was made by Commissioner Thorne and seconded by Commissioner Barrett, to approve the purchase of 500 iPads with 500 annual data activation plans. The motion passed by the following vote:

**Yea:** Thorne, Ellis, Barrett, Hall, Arrington, and Abdur-Rahman

**Did Not Vote:** Pitts

#### **24-0474 Real Estate and Asset Management**

Request approval to amend an existing contract - Department of Real Estate and Asset Management, City of Atlanta FC-9696, Solar Energy Program with Cherry Street Investment Holdings, LLC dba Cherry Street Energy, LLC (Solar Financing Agent), to provide battery back-up power and demand management at no cost to the County at the Metropolitan Library Resilience Hub located at 1332 Metropolitan Parkway, Atlanta, GA 30310. Effective upon BOC approval. **(APPROVED)**

A motion was made by Commissioner Hall and seconded by Commissioner Ellis, to approve. The motion passed by the following vote:

**Yea:** Pitts, Thorne, Ellis, Barrett, Hall, Arrington, and Abdur-Rahman

#### **24-0475 Real Estate and Asset Management**

Request approval to increase the spending authority - Department of Real Estate and Asset Management, 21ITB131067C-GS, On-Site Door Repair and Overhead Door Preventive and Predictive Maintenance Countywide in an amount not to exceed \$131,830.00 with (A) Overhead Door Company of Atlanta, dba D.H. Pace Company, Inc. (Atlanta, GA), in an amount not to exceed \$51,330.00; and, (B) Piedmont Door Automation dba Piedmont Door Solutions (Dawsonville, GA), in an amount not to exceed \$80,500.00, to cover the costs to complete the on-going replacement/ emergency repair projects at three (3) County facilities: Fulton County Jail Complex, North Fulton Jail at Alpharetta, and the Fulton County Justice Center Tower, and to provide additional preventive maintenance and on-site door repair services for the remainder of FY2024. Effective upon BOC approval. **(APPROVED)**

A motion was made by Commissioner Thorne and seconded by Vice Chair Abdur-Rahman, to approve. The motion passed by the following vote:

**Yea:** Pitts, Thorne, Ellis, Barrett, Hall, Arrington, and Abdur-Rahman



**24-0476 Real Estate and Asset Management**

Request approval of a change order greater than 10% - Department of Real Estate and Asset Management, 19RFP072419K-DJ, Wayfinding Static Signage and Services with DeNyse Companies, Inc. (Douglasville, GA) in an amount not to exceed \$213,450.00, to modify the scope of work for the installation of monument, directional, and interior signage for the Fulton County Central Warehouse located at 5600 Campbellton-Fairburn Road, Fairburn, GA 30213. Effective upon BOC approval. **(APPROVED)**

A motion was made by Vice Chair Abdur-Rahman and seconded by Commissioner Thorne, to approve. The motion passed by the following vote:

**Yea:** Pitts, Thorne, Ellis, Barrett, Hall, and Abdur-Rahman

**Did Not Vote:** Arrington

**24-0477 Real Estate and Asset Management**

Request approval to close out a contract - Department of Real Estate and Asset Management, 21ITB128258C-CG Janitorial Services for Selected Fulton County Facilities (Groups C, D, & G) in the amount not to exceed \$94,500.63 with A-Action Janitorial Service, Inc. (Lithonia, GA), to cover the final payment for continued janitorial services rendered in April 2024 and May 2024 for Group C (Central Libraries and Fulton County Central Warehouse) until new contracts under 23ITB138801C-GS were fully executed for FY2024. Effective upon BOC approval. **(APPROVED)**

A motion was made by Vice Chair Abdur-Rahman and seconded by Commissioner Thorne, to approve. The motion passed by the following vote:

**Yea:** Pitts, Thorne, Ellis, Barrett, Hall, Arrington, and Abdur-Rahman

**24-0478 Real Estate and Asset Management**

Request approval to close out a contract - Department of Real Estate and Asset Management, 21ITB128258C-CG Janitorial Services for Selected Fulton County Facilities (Groups C, D, & G) in the amount not to exceed \$95,175.60 with American Facility Services, Inc. (Alpharetta, GA), to cover the costs for final payment for services rendered for providing continued janitorial services for Group D (North Fulton Libraries) and Group G (North and Central Senior Centers) until the new contract 23ITB138801C-GS was fully executed for FY2024. Effective upon BOC approval. **(APPROVED)**

A motion was made by Commissioner Thorne and seconded by Commissioner Barrett, to approve. The motion passed by the following vote:

**Yea:** Pitts, Thorne, Ellis, Barrett, Hall, Arrington, and Abdur-Rahman

**24-0479 Real Estate and Asset Management**

Request approval of a statewide contract - Department of Real Estate and Asset Management, SWC #99999-001-SPD0000154-0001, Facility Maintenance Solution in an amount not to exceed \$344,190.86 with CGL Facility Management, LLC (Fayetteville, GA), to continue to provide preventive and corrective maintenance services for the Fulton County Animal Services Facility located at 1251 Fulton Industrial Blvd NW, Atlanta, GA 30336. Effective dates: July 15, 2024, through December 31, 2024. **(APPROVED)**

A motion was made by Commissioner Thorne and seconded by Vice Chair Abdur-Rahman, to approve. The motion passed by the following vote:

**Yea:** Pitts, Thorne, Ellis, Barrett, Hall, Arrington, and Abdur-Rahman

**24-0480 Real Estate and Asset Management**

Request approval of statewide contracts - Department of Real Estate and Asset Management, SWC#99999-001-SPD0000203-0003, and SWC#99999-001-SPD0000203-0004, New Tires and Retread Tires in the total amount of \$160,000.00 with (A) The Goodyear Tire & Rubber Company through Authorized Dealer NexTire Commercial, Inc. (Decatur, GA) in the amount of \$110,000.00; and (B) Continental Tire the Americas through Authorized Dealer Javelin Southeast, Inc. dba Gordy Tire Company (Atlanta, GA) in the amount of \$50,000.00, to provide tires, tubes, accessories and repair services for Fulton County fleet vehicles. Effective dates: July 1, 2024, through December 31, 2024. **(APPROVED)**

A motion was made by Commissioner Thorne and seconded by Commissioner Barrett, to approve. The motion passed by the following vote:

**Yea:** Pitts, Thorne, Ellis, Barrett, Hall, Arrington, and Abdur-Rahman

**24-0481 Real Estate and Asset Management**

Request approval to utilize a statewide contract - Department of Real Estate and Asset Management, SWC #99999-001-SPD0000154-0001, Facility Maintenance Solution in the amount of \$103,125.00 with CGL Facility Management, LLC (Fayetteville, GA), to provide continue preventive and corrective maintenance services for the County-owned facility currently leased to the State of Georgia Department of Human Services located at 5710 Stonewall Tell Road, College Park, GA 30349. Effective dates: July 15, 2024, through December 31, 2024. **(APPROVED)**

A motion was made by Commissioner Thorne and seconded by Vice Chair Abdur-Rahman, to approve. The motion passed by the following vote:

**Yea:** Pitts, Thorne, Ellis, Barrett, Hall, Arrington, and Abdur-Rahman

**24-0482 Information Technology**

Request approval to utilize cooperative purchasing - Fulton County Information Technology, City of Atlanta Contract, SP-S/DAIM/2210-1230127, On-Call IT Services to increase the spending authority for on-call services, in an amount not to exceed \$550,000.00 with uWork.com, Inc. d/b/a Covendis Technologies, Inc., (Atlanta, GA). Effective upon BOC approval. **(APPROVED)**

A motion was made by Commissioner Barrett and seconded by Commissioner Thorne, to approve. The motion passed by the following vote:

**Yea:** Pitts, Thorne, Barrett, Hall, and Abdur-Rahman

**Did Not Vote:** Ellis, and Arrington

**Arts and Libraries****24-0483 Arts and Culture**

Request approval of the FY2024 Contracts for Services Program funding recommendations totaling \$3,000,000.00. Funds have been identified and are available in the Department of Arts & Culture's FY 2023 budget. **(APPROVED)**

A motion was made by Commissioner Hall and seconded by Vice Chair Abdur-Rahman, to approve. The motion passed by the following vote:

**Yea:** Pitts, Ellis, Barrett, Hall, Arrington, and Abdur-Rahman

**Did Not Vote:** Thorne

**Health and Human Services****24-0484 Public Works**

Request approval of a recommended proposal - Public Works, 23RFP139070K-JAJ, Progressive Design/Build Services for Campbellton Pump Station and Force Main in an amount not to exceed \$1,918,000.00 with Sol Construction, LLC to deliver an 80% design with a guaranteed maximum price (GMP) associated with the design and construction of the Campbellton Pump Station and Force Main effective upon issuance of the Notice to Proceed for 180 consecutive days. **(APPROVED)**

A motion was made by Commissioner Barrett and seconded by Vice Chair Abdur-Rahman, to approve. The motion passed by the following vote:

**Yea:** Pitts, Thorne, Ellis, Barrett, Hall, Arrington, and Abdur-Rahman

**Justice and Safety**

**24-0485 Medical Examiner**

Request ratification of an emergency purchase order ~~approval of a contract~~ - Medical Examiner, in an amount not to exceed \$177,000.00 with Forensic Pathology Staffing Services, to provide Part-time or Intermittent Pathology Autopsy Services to assist the Medical Examiner’s office backfill a resignation of a doctor occurring in July 2024, and to cover leave for another doctor whose paternity leave will coincide with the impending resignation. These events will create a shortage of doctors for the office and significantly impair our ability to meet caseload demands as well as maintaining accreditation from the National Association of Medical Examiners. Effective upon BOC approval ~~dates: July 1, 2024 through December 31, 2024.~~ **(APPROVED AS AMENDED)**

A motion was made by Commissioner Ellis and seconded by Commissioner Thorne, to approve as amended. The motion passed by the following vote:

**Yea:** Pitts, Thorne, Ellis, Barrett, Hall, and Abdur-Rahman

**Did Not Vote:** Arrington

**24-0486 County Manager**

Presentation and approval to authorize the release of an RFP for program management services to conduct an assessment of Rice Street and South Annex jail facilities, develop a scope of work for facility renovations and new construction, and manage the delivery of the project. **(APPROVED)**

a. A motion was made by Commissioner Ellis and seconded by Vice Chair Abdur-Rahman, to approve. The motion passed by the following vote:

**Yea:** Pitts, Thorne, Ellis, and Abdur-Rahman

**Nay:** Barrett, Hall, and Arrington

b. A motion was made by Commissioner Thorne and seconded by Vice Chair Abdur-Rahman, to call the question. The motion passed by the following vote:

**Yea:** Pitts, Thorne, Ellis, and Abdur-Rahman

**Nay:** Barrett, Hall, and Arrington

**COMMISSIONERS' ACTION ITEMS**

**24-0487 Board of Commissioners**

Request approval of an Ordinance amending Part I, Subpart B, Chapter 102 - Administration, Article V, Purchases and Contracts, of the Code of Laws of Fulton County by adding a new Division 14 to the Purchasing Code of Fulton County, Georgia Relating to Constitutional Officers' use of the Purchasing Department and the Purchasing Code; and for other purposes. **(Pitts) (APPROVED)**

A motion was made by Commissioner Ellis and seconded by Vice Chair Abdur-Rahman, to approve. The motion passed by the following vote:

**Yea:** Pitts, Thorne, Ellis, and Abdur-Rahman

**Nay:** Barrett

**Did Not Vote:** Hall, and Arrington

**24-0488 Board of Commissioners**

Request approval of an Ordinance to amend Chapter 101 (General Provisions and County Governing Authority), Article 2 (County Governing Authority), Division I (Generally), to create a new Section 101-76 of the Fulton County Code of Laws to provide procedures for District and Full Board appointments to the Boards, Commissions, Taskforces, Committees, Councils and Authorities affiliated with, or operating on behalf of Fulton County, Georgia, to provide that all appointees serve at the pleasure of either the nominating Commissioner for District appointments or the Board of Commissioners for Full Board appointments; and for other purposes. **(Pitts) (APPROVED)**

a. A motion was made by Commissioner Thorne and seconded by Chairman Pitts, to approve. The motion passed by the following vote:

**Yea:** Pitts, Thorne, Ellis, Barrett, and Abdur-Rahman

**Nay:** Arrington

**Did Not Vote:** Hall

b. A motion was made by Commissioner Barrett and seconded by Commissioner Arrington, to hold. The motion failed by the following vote:

**Yea:** Barrett, Hall, and Arrington

**Nay:** Pitts, Thorne, Ellis, and Abdur-Rahman

**24-0452 Board of Commissioners**

Request approval of a Resolution of the Fulton County Board of Commissioners to provide funding for a freestanding emergency department in the South Fulton area to be constructed and operated by the Grady Healthcare Corporation through the issuance of bonds via the Fulton-DeKalb Hospital Authority; and for other purposes. **(Pitts) (APPROVED)**

A motion was made by Commissioner Arrington and seconded by Commissioner Thorne, to approve. The motion passed by the following vote:

**Yea:** Pitts, Thorne, Ellis, Barrett, Hall, Arrington, and Abdur-Rahman

**COMMISSIONERS' PRESENTATION AND DISCUSSION ITEMS****24-0404 Board of Commissioners**

Discussion: Report from CFO and Purchasing Director on implementation of Cherry Bekaert procurement recommendations. **(Pitts) (HELD ON 6/5/24 AND 6/26/24) (DISCUSSED)**

**24-0445 Board of Commissioners**

Discussion: Outstanding water bill from City of Atlanta. **(Pitts) (HELD ON 6/26/24) (DISCUSSED)**

**24-0446 Board of Commissioners**

Discussion: Options to confirm or deny allegations of a culture of corruption in Fulton County Government. **(Pitts) (HELD ON 6/26/24) (DISCUSSED)**

**24-0448 Board of Commissioners**

Discussion: Update of activities of the City of Atlanta and Fulton County Recreation Authority (AFCRA). **(Arrington) (HELD ON 6/26/24)**

**24-0489 Board of Commissioners**

Discussion: Proposed dates for a BOC Policies and Procedural Rules Work Session **(Pitts) (DISCUSSED)**

**24-0490 Board of Commissioners**

Discussion: Fulton County Development Authority - Project Selection & Community Benefit Guidelines, Foreign Direct Investment Policy, Data Center Policy, and Republic of Korea Relationship. **(Barrett) (HELD)**

**ITEM HELD AS REQUESTED BY COMMISSIONER BARRETT**

**EXECUTIVE SESSION****24-0491 Board of Commissioners**

Executive (**CLOSED**) Sessions regarding litigation (**County Attorney**), real estate (**County Manager**), and personnel (**Pitts**). (**APPROVED**)

**PRESENT IN THE EXECUTIVE SESSION REGARDING LITIGATION, REAL ESTATE AND PERSONNEL: Chairman Pitts, Vice Chair Abdur-Rahman, Commissioners: Thorne, Ellis, Barrett, Hall, Arrington; County Manager Dick Anderson; County Attorney Y. Soo Jo; Chief Operating Officer Pamela Roshell; and Clerk to the Commission Tonya R. Grier.**

a. A motion was made by Vice Chair Abdur-Rahman and seconded by Commissioner Thorne, to enter into Executive Session. The motion passed by the following vote:

**Yea:** Pitts, Thorne, Ellis, Barrett, Hall, and Abdur-Rahman

**Did Not Vote:** Arrington

b. A motion was made by Commissioner Thorne and seconded by Commissioner Ellis, to approve the request for representation in item #3 as discussed in Executive Session. The motion passed by the following vote:

**Yea:** Pitts, Thorne, Ellis, Barrett, Hall, and Arrington

**Did Not Vote:** Abdur-Rahman

c. A motion was made by Commissioner Barrett and seconded by Commissioner Arrington, to approve the request for representation in item #4 as discussed in Executive Session. The motion passed by the following vote:

**Yea:** Pitts, Thorne, Ellis, Barrett, Hall, and Arrington

**Did Not Vote:** Abdur-Rahman

d. A motion was made by Commissioner Arrington and seconded by Commissioner Thorne, to approve the request for representation in item #5 as discussed in Executive Session. The motion passed by the following vote:

**Yea:** Pitts, Thorne, Ellis, Barrett, Hall, Arrington, and Abdur-Rahman

e. A motion was made by Commissioner Arrington and seconded by Commissioner Thorne, to approve the request for representation in item #6 as discussed in Executive Session. The motion passed by the following vote:

**Yea:** Pitts, Thorne, Ellis, Barrett, Hall, Arrington, and Abdur-Rahman

f. A motion was made by Commissioner Ellis and seconded by Commissioner Hall, to approve the request for outside counsel in item #7 as discussed in Executive Session. The motion passed by the following vote:

**Yea:** Thorne, Ellis, Barrett, Hall, Arrington, and Abdur-Rahman

**Did Not Vote:** Pitts

g. A motion was made by Commissioner Thorne and seconded by Commissioner Barrett, to approve the request for settlement authority in item #8 as discussed in Executive Session. The motion passed by the following vote:

**Yea:** Pitts, Thorne, Ellis, Barrett, Hall, Arrington, and Abdur-Rahman

h. A motion was made by Commissioner Thorne and seconded by Commissioner Arrington, to approve the request for the County Attorney to finalize negotiations and for the County Manager to execute a Resolution Agreement in the matter of Department of Education OCR Docket No. 04-24-4024. The motion passed by the following vote:

**Yea:** Pitts, Thorne, Ellis, Barrett, Hall, Arrington, and Abdur-Rahman

i. A motion was made by Commissioner Barrett and seconded by Vice Chair Abdur-Rahman, to approve the appraisals and execution of a Resolution, authorizing the publication of notice, authorizing the first closing and execution of the amended Agreement regarding real property located at 146 Peachtree St. with SoDo 146 Peachtree St., LLC. The motion passed by the following vote:

**Yea:** Pitts, Thorne, Ellis, Barrett, Hall, and Abdur-Rahman

**Absent:** Arrington

**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:07 p.m.



FULTON COUNTY BOARD OF COMMISSIONER'S  
FIRST REGULAR MEETING  
JULY 10, 2024  
10:00 A.M.

Alexander Solutions, LLC  
"A Court Reporting Firm"

(Whereupon, the meeting was called to order at 10:02 a.m.)

**CHAIRMAN PITTS:** "All right. Good morning, everyone, and welcome to the first regular meeting in July of the Fulton County Board of Commissioners. Today is July 10th, it is 10:02 a.m. Madam Clerk, please call the roll."

**CLERK GRIER:** "Chairman Robb Pitts."

**CHAIRMAN PITTS:** "Present."

**CLERK GRIER:** "Commissioner Bridget Thorne."

**COMMISSIONER THORNE:** "Present."

**CLERK GRIER:** "Commissioner Bob Ellis."

**COMMISSIONER ELLIS:** "Present."

**CLERK GRIER:** "Commissioner Dana Barrett."

**COMMISSIONER BARRETT:** "Present."

**CLERK GRIER:** "Commissioner Natalie Hall. Commissioner Marvin Arrington, Jr."

**COMMISSIONER ARRINGTON, JR.:** "Present."

**CLERK GRIER:** "Vice Chair Khadijah Abdur-Rahman."

**VICE CHAIR ABDUR-RAHMAN:** "Present."

**CHAIRMAN PITTS:** "All right. Please rise for the invocation followed by the Pledge of Allegiance."

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(Whereupon, the invocation was given by Reverend Dawkins followed by the Pledge of Allegiance.)

**CHAIRMAN PITTS:** "Continue, Madam Clerk."

**CLERK GRIER:** "On page 2, Consent Agenda, **24-0454**, 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 First Regular Meeting Agenda for separate consideration."

**CHAIRMAN PITTS:** Any items, Commissioners, anything on the Consent Agenda? We have a motion to adopt by Commissioner Thorne, seconded by Commissioner Ellis. Please vote."

**CLERK GRIER:** "And the vote is open. And the motion passes; five yeas, zero nays."

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**CLERK GRIER:** "On page 3, First Regular Meeting Agenda, **24-0463**, Adoption of the First Regular Meeting Agenda. Mr. Chairman and Members of the Board, we have -- there are amendments to today's agenda. First, on page 5, item to be removed, Registration Election, 24-0471, Request approval to utilize cooperative purchasing for storage and retrieval products in the amount of \$161,998.50, that item has been removed."

**CHAIRMAN PITTS:** "All right, hold it. Why are we removing that?"

**SHARON WHITMORE, CHIEF FINANCIAL OFFICER:** "I believe Registration and Elections requested to remove it directly, Mr. Chairman. I did not see a stated reason when they informed us that they had asked to have the item removed."

**CLERK GRIER:** "And items to be revised: First item on page 8, 24-0485, Medical Examiner. This item was revised to amend the requested action. It should read: Request ratification of an emergency purchase order in an amount not to exceed \$177,000 for forensic pathology staffing services upon BOC approval. Next item also on page 8, Commissioners' Actions Items, 24-0487, Commissioner Ellis has requested to cosponsor Chairman Pitts' item, request approval of an ordinance amending the Purchasing Code of Fulton County."

**CHAIRMAN PITTS:** "Not requested, he -- we worked on this together."

**CLERK GRIER:** "Okay."

**CHAIRMAN PITTS:** "Okay."

**CLERK GRIER:** "So we're adding Commissioner Ellis as --"

**CHAIRMAN PITTS:** "Correct."

**CLERK GRIER:** "-- a sponsor. And that's all I have."

**CHAIRMAN PITTS:** "All right. Commissioners, anything?"

**COMMISSIONERS:** (No responses.)

**CHAIRMAN PITTS:** "All right. Entertain a motion to adopt as amended. Motion to adopt by Vice Chair Abdur-Rahman, seconded by Commissioner Thorne. Please vote."

**CLERK GRIER:** "And the vote is open. And the motion passes; five yeas, zero nays."

\*\*\*\*\*

**CLERK GRIER:** "**24-0464**, Ratification of Minutes, First Regular Meeting Minutes, June 5th, Second Regular Meeting Post Agenda Minutes, June 26th, 2024."

**CHAIRMAN PITTS:** "All right. Motion to approve by Commissioner Ellis, seconded by Commissioner Thorne. Please vote."

**CLERK GRIER:** "And the vote is open. And the motion passes; five yeas, zero nays."

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**CLERK GRIER:** "**24-0465**, Presentation of Proclamations and Certificates. Proclamation recognizing Alton Adams Appreciation Day, sponsored by Commissioner Ellis and Chairman Pitts."

**COMMISSIONER ELLIS:** "Come on up here. Come on up here, Mr. Adams. You know, Chairman Pitts, really, he really wanted to read this Proclamation today. He was going to -- he asked for special dispensation to read it, but I arm wrestled him and won, and so. So I get the -- I get the honor of presenting this Proclamation. This is a Full-Board Proclamation for Mr. Adams. So we're pleased, certainly pleased to do this. WHEREAS, Alton Adams was born and raised in the Virgin Islands of the United States, earning his Bachelor of Arts degree in economics from Georgetown University, and his MBA in marketing and finance from the Wharton School at the University of Pennsylvania; and WHEREAS, Alton joined Fulton County in 2018, bringing more than 20 years of management consulting experience specializing in the use of data, analytics, and technology to help global organizations better serve their clients; and WHEREAS, Alton served as the Chief Operating Officer for Justice, Public Safety and Technology, providing strategic leadership to Fulton County's Police Department, Emergency Management Agency, Animal Services Program, Emergency Medical Services, Medical Examiner, Child Attorney, Information Technology, and Select Fulton; and WHEREAS, Alton work collaboratively with all of Fulton County's Justice partners to develop programs initiatives -- and initiatives, striving to improve performance, most notably Project ORCA, an award-winning and nationally-recognized program, disposing of almost 150,000 backlog court cases brought on by the global pandemic; and WHEREAS, Alton was the driving force behind the new Fulton County Animal Services Facility, a world-class shelter providing for the optimal conditions and treatment of

animals, and was proudly the facility's first customer, having adopted his furry friend, Seymour; And WHEREAS, Alton led two-year jail feasibility effort to examine all aspects of needs, financial requirements, and construction plans. In addition, following the cyber attack, Alton agreed to stay on for another six months to assist the justice partners in their recovery efforts. NOW, THEREFORE, BE IT RESOLVED that the Fulton County Board of Commissioners, all the entire County Manager's Office recognizes Alton Adams for his leadership and dedication to the safety and quality of life of all Fulton County citizens, and does hereby proclaim, Wednesday July 10, 2024 as Alton Adams Appreciation Day in Fulton County, Georgia. We're going to let you say a few words, and we're not going to ask you any tough questions."

**ALTON ADAMS, RECIPIENT:** "Okay, I appreciate that. Thanks you. Well, I know the Chairman has me on the clock, so I'm only going to say a couple of things. First of all, thank you Chairman Pitts and Commissioner Ellis for sponsoring the proclamation. And I was going to thank Dick Anderson but he's at a Board Meeting. But I really want to thank him for his sponsorship and support in my five years here at the county. I also want to talk -- to thank the rest of the Board of Commissioners, Commissioner Arrington, Commissioner Hall, Commissioner Barrett, Commissioner Abdur-Rahman, Commissioner Thorne for their support over my five years here. When I joined the county, and when I had my first conversation with Chairman Pitts, and he said, when I was retiring from KPMG, he said, why don't you come down and join the county? I said, I don't know what the county does, except I get this tax bill from this guy, Ferdinand once a year. And -- and so, but I'd love to come down and learn. And what I've learned is that Fulton County impacts the 1.2 million citizens of Fulton County in a way that we can't imagine. And in some cases, it's working with our seniors, working with others in Behavioral Health. In other cases, is when you have to respond to an emergency such as 911, and Emergency Management Services. So for me, it's certainly been one of the most fulfilling aspects of my career. I want to thank the Public Safety team that I've had the opportunity and the honor to work with. I also want to thank the technology organization, and also want to thank justice partners, who I've spent a lot of time work -- with working in a number of initiatives. Working at Fulton County has been one of the more rewarding aspects of my career. And I really appreciate the opportunity to make a contribution as part of public service. So thank you very much, and thank you for the proclamation."

**CHAIRMAN PITTS:** "Please continue, Madam Clerk."

**CLERK GRIER:** "On page 4, Public Hearings, **24-0466**, Public Comment, citizens wishing to participate in public comment will be allowed to appear in person or may choose to participate virtually via Zoom videoconferencing or by submitting their

comments in writing on the County website [www.FultonCountyGA.gov](http://www.FultonCountyGA.gov). Priority for public comment will be given to Fulton County citizens and those individuals representing businesses or organizations located within Fulton County. Speakers will be granted up to two minutes each. The public will not be allowed to yield or donate time to other speakers. The public comment portion of the meeting will not exceed 60 minutes. In the event the 60-minute time limit is reached prior to public comments being completed, public comment will be suspended and the business portion of the BOC meeting will commence. Public comment will resume at the end of the meeting. Mr. Chairman and Members of the Board, we will start with speakers in Assembly Hall. We have --

**CHAIRMAN PITTS:** "How many speakers?"

**CLERK GRIER:** "We have received eight speaker cards. Will the first five speakers please come forward. Chief Judge Cassandra Kirk, Paul Hershey LA Pink, Mike Russell, Charles Rambo."

**CHAIRMAN PITTS:** "All right. When you have 15 seconds, as always, I'll set -- remaining, I'll say 15 seconds, and that's your clue to begin to terminate your remarks."

**JUDGE CASSANDRA KIRK, PUBLIC SPEAKER:** "Good morning, Honorable Members of the Board of Commission. My name is Cassandra Kirk. I serve as the Chief Magistrate Judge of Fulton County. It's an honor to stand before you today to update you on the status of your Magistrate Court. I rise today asking for thoughtful consideration as you deliberate on the implications of the proposed millage rate, the budget soundings, and how it will impact justice in Fulton County. Additionally, I request full funding of our 10 ORCA staff members, team members. Our ORCA employees have been instrumental in providing efficient and effective service to our team and to our constituents. Since 2015, our court has received over 634,000 case files. By December 2023, we have closed over 593,000 of them. We began 2024 with 41,000 open cases, with 12,000 of those being landlord-tenant. Working with our Magistrate team, our landlord-tenant stakeholder working group, we reduced those cases to 2800 by June 2024. And this year, we have processed over 6500 writs, including 400 over the 4th of July weekend. Let's talk ORCA. We began ORCA December 6, 2021 count with 39,000 cases. By May 7th, the last time we received the official count that number was reduced to 3600. This success occurred as we continue to 24/7-365, election warrants, six days a week, first appearance, and maintain six-to-eight calendar days with a hearing schedule that allows parties to be respected and have their day in court. I want to talk about three pieces of legislation that will significantly impact our court,

SB63, HB1017, and HB404. Each of these have the potential to increase the length of first appearance --"

**CHAIRMAN PITTS:** "Fifteen seconds."

**JUDGE CASSANDRA KIRK, PUBLIC SPEAKER:** "-- include 1200 new cases on our landlord-tenant track, and lengthen the time for court. I thank you for your consideration as you look at the proposed changes. Thank you."

**PAUL HERSEY, PUBLIC SPEAKER:** "Good morning. My name is Paul Hershey. Going to have to excuse me this morning, I'm not used to wearing glasses. Number one is items 24-0471, '0472, and '0473 on Elections. My recommendation to this Board is to table those items. Why? You've got 142 issues coming from the State Board of Election that Fulton County hasn't done a thing about. When are you going to stop spending our money for this kind of stuff? This -- those things should be recognized, reconciled, and brought forward and cleaned up prior to any money being spent for elections in Fulton County. And the bottom line is, if you're doing anything, you're not doing anything with your fiduciary responsibility. 040408, that motion should be looked at and evaluated in the protocol and procedure for committees. And any task force should be, A -- should be also addressed through the public for their input. 040404, which is the procurement of any procurement from constitutional staff positions in Fulton County should be using that protocol, and again, that's required. And if you look at 040446, which is the malfeasance in the Clerk's office, you've got 1200 squatters in homes right now that Fulton County isn't doing a damn thing about. Then you've got -- then you've got foreclosures that are taking place with false documents that are being run through the Clerk."

**CHAIRMAN PITTS:** "Fifteen seconds."

**PAUL HERSEY, PUBLIC SPEAKER:** "And my recommendations is, is using third-party administrator to do that investigation, because an internal investigation will be crooked like everything else in Fulton County. Use a third party to do it."

**MIKE RUSSELL, PUBLIC SPEAKER:** "Good morning. My name is Mike Russell. And I know I sound like a broken record, but I'm going to keep saying it. Calling for a full investigation and a forensic audit into the cult of corruption, starting with the DA's office and the Sheriff. If you guys aren't going to give us four votes to start an investigation, at least tell us why you don't want to have an investigation. Tell us why you won't look into why the DA and the Sheriff refuse to allow the grand jury into the jail as required under Georgia law. Tell us why you've dropped the issue of the Sheriff's pink -- pimp mobile. Tell us why you're not protecting the whistleblowers when the DA's office spent that

money that should have gone to youth for SWAG. Please give us some answer as to why we cannot get an investigation. You had a private firm come in here and tell you that these officers were at high risk for misuse of funds. But nothing's been done. Why? The question everybody has is, why. Now, we're talking about raising our taxes again when you guys did not do what you said you were going to do last year to be better stewards of our money. So please, I'm asking you again for four votes this morning to start an investigation to find out why this malfeasance has gone unanswered. And if you can't do it, send a letter to the Governor, send letter to the Attorney General, call the Justice Department. Please do something for the residents of Fulton County. And what Paul was saying about the election, we spent more money in Fulton County on elections than any other county in the state. Even when you do it per capita, what we spent per person in Fulton County is ridiculous. And we're the laughingstock of the nation when it comes to elections. When are we going to fix that?"

**CHAIRMAN PITTS:** "Fifteen seconds."

**MIKE RUSSELL, PUBLIC SPEAKER:** "So I'm asking you again, let's have an investigation, let's have a forensic audit. And starting with the Sheriff and the DA so that we can recover some of those funds that they've spent."

**JUDGE KENYA JOHNSON, PUBLIC SPEAKER:** Good morning, esteemed colleagues. My name is Judge Kenya Johnson with the Fulton County Probate Court. I come to you to ask for your reconsideration of the procurement process in duties of constitutional officers that you all are considering today. As a reminder, constitutional officers serve as the barebones of county government. You can't have county government without the Tax commissioner, the Sheriff, the Clerk, and the Judge. The General Assembly has empowered constitutional officers to conduct the jobs that the citizens have elected them to do. And each of your current constitutional officers won their elections by landslides. By limiting the spending authority of constitutional officers, Fulton County runs the risk of constitutional challenges and opens the county up to certain litigation, which is already been decided in favor of constitutional officers around this state. The Supreme Court has cautioned Board of Commissioners to not attempt to indirectly exercise their authority of -- their fiscal authority and their control of county property, and they should not do that. Simply put, you cannot establish a system where spending the decisions of constitutional officers requires approval. We simply ask that you reconsider the costly consequences of enacting this legislation and avoid the constitutional challenges that are certain to come. Thank you so much for your consideration.



**L.A. PINK, PUBLIC SPEAKER:** Once again, good morning, political gangbangers. We stand here today, as I watch, Chief Magistrate Judge Cassandra Kirk come up and speak to all of you bangers. It just floors me that there's no -- y'all don't have no eye contact with her. So y'all have no eye contact and no connection to the community. We clearly see that what your Judges and what the different people come down here and say unless it's your Sheriff Labutts, or you Funny Willis on Grey Goose, getting loose, anybody-can-get-it Jezebel come down here asking for money, then we could get some attention. See, we need attention when we -- when any, anybody comes here to speak to you. Because this is the reason why we say we're after your jobs. Because you come here and you're eating, I know you high, but you -- you're eating and you're talking and you -- and you're in your phones and you're doing everything but paying attention to those that even work for you. They -- I'm walking down the hall, they ask me to ask y'all for a raise. While you're asking for tax increases, give them more money. Because when they come down here and they speak to you for the problems that they're having in this building that you can fix, you ain't even giving no attention to them. Then y'all say we coming down here and putting on a show. We coming down here, and we -- we're acting. This ain't no damn act. This is a call for action. And you was on to it. You, right now, got somebody sitting inside your jail for five years. You said that there was a Judge playing golf. And this same Judge now have sent a young man's bond back, his bond hearing back, October --"

**CHAIRMAN PITTS:** "Fifteen seconds."

**L.A. PINK, PUBLIC SPEAKER:** "-- the 9th is his day to be in court. He -- she set his hearing -- his bond hearing for five years, for October the 6th. This is a massacre."

**CLERK GRIER:** "Last three speakers in the Assembly Hall: Brian Allen, Maggie McCullon and Duwon Robinson."

**CHARLES RAMBO, PUBLIC SPEAKER:** Good morning, Board of Commissioners. My name is Charles Rambo, 34-year veteran of the Fulton County Sheriff's office. Commissioner Pitts, I really specifically wanted to address you this morning and the comments that you made about the need for some bold leadership, excuse me, bold ideas, and real leadership moving into this jail project that is obviously missing from conversation from the ninth floor across the street. As you're moving forward today to think about how you're going to address the three facilities, Alpharetta, South Annex, as well as the main jail, I want you all to take into consideration that, yes, it is your responsibility by statute to fix the jail. But it is also the Sheriff's statutory responsibility for internal order and discipline that has been missing, particularly over the past three years, but also as well into other administrations as well. That's the reason why you

saw wheelbarrows full of shakes or what have you coming, because as Joe would be able to tell you, and I'm not bringing him into my conversation, I'm speaking of something matter of fact. When the MEP project was going on at the time, when we were in the consent decree, that man took a great deal of leadership to work with us in our ComStat unit, and making sure that we brought you one thing, and that was a maintenance request that could have alleviated a lot of issues there at the jail. Next, most importantly is, is that I heard last week that a Judge came over and asked that you guys would consider increasing the State Court Judges. Increase those Judges so that you could take that into the \$2 billion worth of consideration that will alleviate this overcrowding and avoid another era of mass incarceration."

**CHAIRMAN PITTS:** "Fifteen seconds."

**CHARLES RAMBO, PUBLIC SPEAKER:** "And last, but not least, there is one constitutional officer that did not win by a landslide. And I say that because of this, at this moment is, is that there still is a challenge on that. And I don't want it to get buried, because that narrative otherwise -- I appreciate your comments."

**BRIAN ALLEN, PUBLIC SPEAKER:** "Hello. My name is Brian Allen, Vice Chair of Libertarian Party of Fulton County, District 3 resident. I recently learned about Ms. Woolard resigning. I would just like to urge you to use good judgment as you look for a new Chair of the Board of Registration and Elections, while keeping in mind that early voting starts in roughly three months. Whoever you pick needs to be competent, and also avoid even the appearance of a conflict of interest. They're also going to need to be able to handle the pressure. I don't think I need to tell you that a lot of people are going to be watching Fulton County very closely during the General Election this year. But maybe I should tell you that it won't just be Democrats and Republicans, third parties and Independents are going to be watching as well. We have a vested interest in making sure that there is a free and fair election that runs smoothly and with maximum transparency while protecting the privacy citizens. Things like misplacing memory cards or voters not seeing the right names on ballots, really is never acceptable. But it's especially important that they not happen this fall. I would like to emphasize the privacy aspect as well, since I don't think it gets enough attention. Article II, Section 1, paragraph 1, the Georgia Constitution states that elections by the people should be by secret ballot. To be clear, I'm not accusing anyone of wanting to violate that provision on purpose. But concerning the cyber attack and everything else that's been going on, I just wanted to give a reminder because it's important. If people are worried that their votes might become public, it could impact how they vote. And if people's votes actually did become public, it could impact -- have serious problems. In short, I just want you all to take this election seriously and rise above partisanship to

make sure it's runned properly. Putting in the effort now, will save you a whole lot of trouble later. Thank you for the time and attention."

**MAGGIE MCCULLON, PUBLIC SPEAKER:** "Morning, my name is Maggie McCullon. I've been a resident for four decades in Fulton County, I'm in District 4. I pay taxes. I voted and I contributed to my community. I speak for myself and others, like me, many seniors on a fixed income. I recently applied for home repairs for Fulton County. I also mentioned it to Chairman Pitts about the process that it took, the name, the process, your name, your address, no response, a waiting list, no call back, apply online, Meals on Wheels, block grants. It's to my understanding, a part of affordable housing strategy includes assisting seniors with costly repairs. We've been made and affected by the new development that are in our community. We know that the funds are allocated for us, but it's scarce and limited. I read articles about the entitlement dollars and how many -- how much money is returned. No one wants to read about seniors losing their homes, no having heatstrokes, no air-condition, mold from bad roof, property taxes going up, violation, home repairs. The 3.7 percent already high taxes. It's a revolution out here. Don't tell me about no revolution, time to talk it over. It's time to implement, and time to do what to make a change. Stop talking and led the way. As I close, be a Moses today in First Timothy 2 and 1 and 2, speak on behalf of neighborhoods."

**CHAIRMAN PITTS:** "Fifteen seconds."

**MAGGIE MCCULLON, PUBLIC SPEAKER:** "I come with empty hands, but high hopes. I lift up you in prayer. God's burden with concerns of the needy people. Thank you for listening and considering my speech."

**DUWON ROBINSON, PUBLIC SPEAKER:** "Good morning, Board. To my White brothers and sisters, this is not a Black issue, this tax situation, now, you're not going to hear from your Tax Commissioner Ferdinand for the next four years. You ain't seen his ass until I ran against him, and you're not going to see him again. Ms. Rahman, I really would like for you to offer and ask for a forensic audit from the Tax Commissioner office and the Tax Assessor office. So when say this not a White and Black thing, Mr. Bob Ellis, Ms. Dana Barrett and Ms. Thorne, and to all my White folks in here, including Dick Anderson, who's not here. Y'all know what's going on with this Tax Commissioner and Tax Assessor's office. So we can act like, hey, it's a Black thing, but it's not, it's a human thing. People are losing their homes. Unfortunately, White folks losing their homes as well. We cannot continue to move like this. We cannot. Silence is betrayal. Mr. Arrington, we living Martin Luther King. We want to quote King, Ms. Natalie Hall, when it's convenient. But who going to dang on live it. We know we got to say something. We got to stop this, man. It's ridiculous. Like, y'all know this. Like, it's

ridiculous, man. Everything else people talk about, I'm not so much in tune with that. But with people losing their home, like, we -- y'all let this man come down here and say that seniors are not losing homes because of him. That's a darn lie, man. Come on, man. Like, we have to give a forensic audit. When he say he's done nothing wrong, he got his own people auditing him. A forensic audit will show what they're doing in the Tax Commissioner office and the Tax Assessor office. You don't not have enough Tax Assessor, Ms. Barrett, to properly assess people homes. Over one-point-some million people live in Fulton County. That office is not equipped to properly assess. It's going up every year, two, 3,000 a year, it's going up --"

**CHAIRMAN PITTS:** "Fifteen seconds."

**DUWON ROBINSON, PUBLIC SPEAKER:** "-- with no rhyme or reason. Come on, man. Like, we got to do something about it. At some point, we got to be decent human beings at some point. Thank you."

**CLERK GRIER:** "Mr. Chairman and Members of the Board, we have 17 speakers on Zoom."

**CHAIRMAN PITTS:** "Oh, man, 17?"

**CLERK GRIER:** "Yes."

**RICO DOLLAR, EXTERNAL AFFAIRS:** "Good morning, Commissioners. The first person to speak is M.L. Boone."

**ML BOONE, PUBLIC SPEAKER:** "Good morning. Can you guys hear me?"

**CHAIRMAN PITTS:** "Yes."

**ML BOONE, PUBLIC SPEAKER:** "Okay. Good morning, and thank you so much for allowing me to speak. I am sorry that Chairman Pitts seemed to be disappointed in the number of speakers. But I would think that's a good thing, and I hope y'all would welcome that. I just want to express my strong opposition to the proposed tax increase. And I would also oppose any additional funding going toward the construction of this massive jail project, this new jail that the Sheriff is proposing. I am adamantly against it as a taxpaying citizen in Fulton County and a voter in every election. And again, I would just for the record, put my position on record as being against any tax increase. I want to also just point out one additional item, Commissioners, and that is, over the last six to nine months, I have been noticing around Fulton County, the Sheriff's office using unmarked patrol vehicles in violation of Georgia State law. According to Georgia law, patrol units involved in traffic enforcement are required by the state to be marked

vehicles with markings on the side as well as flashing blue and red lights. And the Sheriff's office -- I have pictures of this, the Sheriff's office has been violating this law willfully, using vehicles that are either marked for what they describe as stealth vehicles. These are patrol units with markings that are barely visible. The markings are, in most cases, the same color or very light color than the actual vehicle paint itself. And so this is in violation of both the spirit and the letter of the law here in Georgia. And I think we're setting ourselves up for a Ferguson-type situation. Because if you're being stopped by cars, you have no way of knowing --"

**CHAIRMAN PITTS:** "Thank you, sir. Thank you. Next speaker."

**RICO DOLLAR, EXTERNAL AFFAIRS:** "The next person to speak is Carrie Ziegler."

**CARRIE ZIEGLER, PUBLIC SPEAKER:** "Yes, thank you. So I am -- I wanted to voice my concerns about raising the Fulton County taxes. Property values keep going up and up, and it's been increasingly harder for families to make ends meet. We have a growing unhoused population, and that is a challenging issue to solve. I hate to see it keep growing because housing costs are too much for the average person to bear. Another thing that goes hand-in-hand with this topic are considerations for the homestead exemption. The current homestead exemption is quite low. I urge Fulton County to expand this exemption so that homeowners have a relief, as having property taxes increase will have a negative impact on our economy, and will increase unhoused population. When it comes to the jail, yes, we do need a new jail. However, there are other revenue streams that we can use instead of looking to property taxes to fund this. Thank you."

**RICO DOLLAR, EXTERNAL AFFAIRS:** "The next person to speak is Anna Valdez. Anna Valdez. Sorry. The next person is Andrew Sheldon. Andrew Sheldon. The next person to speak is Archie Wright. Archie Wright. The next person to speak is Catherine Smith. Catherine Smith. The next person to speak is Glenn Fauntleroy. Glenn Fauntleroy. The next person to speak Jay Jackson. Jay Jackson. The next person to speak is Leighton Williams. Leighton Williams."

**LEIGHTON WILLIAMS, PUBLIC SPEAKER:** "Good morning, it's Leighton Williams, but thank you. I just would like to reiterate the comments about -- about the tax increase and the instability of people being able to pay their taxes with the continuing increase. You should be getting plenty with the increase in the value of the homes without increasing the millage rate. I also want to express my frustration with the situation with Fani Willis and the DA's office as well as the elections in with Fulton County, which make us a laughingstock, not only of the state and the country, but the world. Thank you."

**RICO DOLLAR, EXTERNAL AFFAIRS:** "The next person to speak is John Barnes. John Barnes. The next person to speak is Lorena Boots. Lorena Boots. The next person to speak is M. Moss. M. Moss. The next person to speak is Shanteria N. Shanteria N. The next person to speak is Ragavan Minsandrid (phonetic). Ragavan Minsandrid."

**VICE CHAIR ABDUR-RAHMAN:** "Excuse me, Chairman. Are we having an issue with our website? That seemed to be quite a bit individuals that are absent from their names being called. I just want to make sure, if we are having some type issue that the public knows."

**RICO DOLLAR, EXTERNAL AFFAIRS:** "And this concludes our Zoom public comments."

**KEVIN KERRIGAN, DIRECTOR, IT:** "Good morning, Commissioner. We are having some intermittent outage with our county website this morning; however those users were on the Zoom link to speak. So we have also communicated out links to the meeting via our social media platforms this morning."

**VICE CHAIR ABDUR-RAHMAN:** "Okay, thank you. I just wanted the public to know that those individuals were on Zoom as their name were being called. I can't remember that in my four years of being here, those many people to not speak up when their name is being called. So I just wanted to make sure publicly that people know that we do have an issue. But they were on Zoom. Thank you."

**CHAIRMAN PITTS:** "Okay. Madam Clerk, continue."

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**CLERK GRIER:** "Continuing on page 4, **24-0467**, Finance, Fiscal Year 2024 General Fund Millage Rate Public Hearing. We have received seven speakers here in Assembly Hall. Would seven speakers please come forward. Chief Judge Cassandra Kirk, L.A. Pink, Mike Russell, Paul Hershey, Brian Allen, Maggie McCullon, and Ron Bracewell."

**CHAIRMAN PITTS:** "All right. This is the Fiscal Year 2024 General Fund Millage Rate Public Hearing. Public hearing is now open. First speaker, come on up, sir. You have two minutes."

**BRIAN ALLEN, PUBLIC SPEAKER:** "Hello, I'm still Brian Allen, Vice Chair of Libertarian Party, Fulton County."

**CHAIRMAN PITTS:** "This is the public hearing on the 2024 budget."

**BRIAN ALLEN, PUBLIC SPEAKER:** "Yes. The millage rate."

**CHAIRMAN PITTS:** "Millage rates, sorry. Thank you for that correction. Thank you."

**BRIAN ALLEN, PUBLIC SPEAKER:** "I'm happy to see there's no proposed millage rate increase this year. Increasing the rate on taxpayers just because Fulton County government made some inaccurate assumptions or because this Board doesn't want to control spending would have been pretty outrageous. Make no mistake though, keeping the rate flat is still a tax increase as property values have gone up. I would be remiss if I did not point out that an increase in property value doesn't necessarily come along with an increase in income, and this would increase the burden on those living on fixed incomes to harvest. I would encourage you to actually lower the rate and provide relief to taxpayers. Despite some claims that have been going around that the economy is great, people are still feeling very real price increases. During the presentation from last meeting, one of the proposals was to, quote, freeze new spending in fiscal year 2025, and review nonrecurring items in the fiscal year 2024 budget to determine which of them are critical to the operations of county and unavoidable, unquote. That's something y'all really should be doing anyway, just as a matter of course. And it shouldn't be limited to nonrecurring items either. Fulton County is spending way more money it needs to be spending. I think you'll find that there are a lot of things you could keep throwing money at, are in fact not critical, or at least not critical for the government to be doing. As a reminder, government is inherently inefficient. It is incapable of allocating resources according to the actual demonstrated preferences of the people the way that the market can. Money that you take away from people in the form of taxes is money that isn't going towards what they actually want it going towards. I hope you'll keep that in mind. Vote to lower the millage rate, then make the cuts that you can definitely make even if it might upset certain special interest. Thank you for your time and attention."

**CHAIRMAN PITTS:** "All right. Next speaker."

**PAUL HERSEY, PUBLIC SPEAKER:** "Paul Hershey. The first thing I'd like to do is I'd like to commend this Board for keeping the millage rate consistent and straightforward. Except for two members of the Council, Commissioners Barrett and Arrington think that they ought to be with the citizens of their Fulton County ought to be hammered twice. And what am I about talking about? The assessed value of home values in Fulton County were being assessed by Fulton County at 40 percent, all right. But the real estate value for sales has only increased from 2023 to 2024 2.5 percent or 3 percent. So where are you getting the assessed value with an increase of 25 percent? It's not making sense. Something's wrong somewhere. But you guys, I commend you for

holding the millage rate down and straight. But the bottom line is, you need to look at the Tax Assessor and find out what the hell they're doing. Because something's wrong somewhere. The state of California had this problem when I lived there. You guys are creating it again. So you need to sit back and look at your -- your procedure and your protocol. Something is wrong. And the other side of the coin is, is you need to do a complete financial audit of Fulton County. I'm a poor old dumb Marine, and I can find \$71,000 -- \$71 million in your budget that's being overspent. There's something wrong somewhere. Somebody needs to look at it. And Barrett and Arrington, you need to grow up and realize that your constituents are living on fixed income, and you can't double tax them. And don't tell me about fiscal responsibility --"

**CHAIRMAN PITTS:** "Fifteen seconds."

**PAUL HERSEY, PUBLIC SPEAKER:** "-- because neither one of you have seen the football since kickoff. Have a good day."

**MAGGIE MCCULLON, PUBLIC SPEAKER:** "Maggie McCullon, again, I come before you. And I want to look each and every one of you in your eyes. It is hard for seniors to pay bills. And to actually do a tax hike with already medical bills, just trying to eat. Come on, you all. You may be able to afford it, but I'm a senior, I'm having a problem with it. And I don't need any more taxes. We're going to be taxed into the graves. I know you all have parents, some are alive, and some are not. But think of us, to be a parent, if we were your parents, and we were struggling. It's hard enough. Everything is sky high. They building everything around us. We can't even get any improvement in our homes just to try to keep up, just to try to be comfortable. We need to be comfortable while we live. We have paid taxes many years. We've been here when the newcomers are just beginning. We've been here. We put you where you are today. We vote. Think about it, we will be voting shortly."

**CHAIRMAN PITTS:** "Fifteen seconds."

**MAGGIE MCCULLON, PUBLIC SPEAKER:** "And thank you for listening. And I pray that you be a Moses today to think of somebody else besides yourself when you're voting."

**L.A. PINK, PUBLIC SPEAKER:** "Well, once again, I stand before you. And after receiving several calls from our work in homeless, it shames for me for what they think that this could possibly be money-laundering scam for those that is asking for this to be brought forth. They say that this could be the recipe of a war taking place. Because who could this possibly help? It cannot help those that are on fixed incomes, as you spoke to our elders and every -- a lot of them come up here and speak. Y'all don't



understand, we are the voice for the voiceless. I keep telling you this. We're not up here because of you. We're up here because of your job. And when your job is not being fulfilled by the community that we have to serve, then we have to come and see you. Because some elders can't come like the one before me. Some can't come up here because they're in wheelchairs. They're on oxygen tanks. They can't move. So when you see me up here, know that they sent me, know that there's a calling for me to be here, and that I won't stop until everyone in this building, this whole entire building, and I hope this continue to go out, that we're not just coming before the Commissioner Board. We're not just coming before the City Council Board. We are coming for anybody that is operating with the crooks and the corruption that is in this entire building from top to bottom. So when our elders call --

**CHAIRMAN PITTS:** "Fifteen seconds."

**L.A. PINK, PUBLIC SPEAKER:** "-- we're coming."

**MIKE RUSSELL, PUBLIC SPEAKER:** "You know, we pay some of the highest taxes, if not the highest taxes in the state of Georgia. Can anybody say that we have the best services in the state of Georgia? I don't think so. And apparently these taxes are not important to Mr. Arrington because he's always on his phone. He's not paying attention to the people who put him in office. And we're not going to forget that on Election Day. What she said about seniors, I have a lady down the street from me that has no indoor plumbing in her house in Atlanta, Georgia. She can't afford another dime in taxes. And I don't care what kind of scheme you use with the millage rate or the assessment rate. If it's going to cost these senior citizens another dime in property taxes, it is a tax increase, and you need to vote against it. Whatever form Arrington and Barrett come up with, you need to vote against it if it's going to cost anybody in Fulton County an extra dime in their taxes. You guys promised us last year that you were going to fix this, that you were going to come up with savings. Where are the savings? We haven't had this audit of the jail. We know that the Sheriff has spent ten -- hundreds of thousands of dollars, not the least of which was his pimp mobile for 200k. We know the same thing with Fani Willis. We know that Mr. Arrington was out taking luxury trips with the Sheriff to Martha's Vineyard and everywhere else in America to no benefit of the taxpayers in this county. Why do we not, as it's been suggested many times, have a professional assessment of commercial properties in this county the same way the banks do it when they want to determine how much a property is worth, and not some dude with a clipboard? It's -- I've been told that the airplanes out at the airport are not properly taxed. Why not? Where's the study on that?"

**CHAIRMAN PITTS:** "Fifteen seconds."

**MIKE RUSSELL, PUBLIC SPEAKER:** "We don't need additional taxes in this county. It's going to put people on the street. We have record foreclosures. Do the right thing, hold the taxes where they are, not one dime more to this county until you guys get your act together."

**RON BRACEWELL, PUBLIC SPEAKER:** "My name is Ron Bracewell. I'll be quick on this right now. I can tell you that practically everybody is against a tax increase -- is that better? Much better? I was just going to go on a tangent right there and no one would have heard. Well, I can tell you that practically everybody is against any more of a tax increase, everybody is. But there's some people that just can't do it. Some people can't handle it right now. I think that what needs to be taken into consideration here. And I can speak for my neighbors. Whenever I tell them about this coming up, they're disappointed. They just can't be here right now to voice their opinion. So I ask you to not increase the taxes, just don't do it. It's just real simple, just don't do it, because Fulton County can do better. We are the best. We need to do the best. Thank you for hearing me, and thank you for your consideration."

**CLERK GRIER:** "Mr. Chairman and Members of the Board, we have one speaker on Zoom."

**RICO DOLLAR, EXTERNAL AFFAIRS:** "Commissioners, the person on Zoom is M.L. Boone. M.L. Boone. Okay, I'm getting no response, so I believe that will do it."

**CHAIRMAN PITTS:** "All right. Anyone else? All right, that completes the Fiscal Year 2024 General Fund Millage Rate Public Hearing. Continue, Madam Clerk."

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**CLERK GRIER:** "Presentations to the Board, **24-0453**, Invest Atlanta briefing."

**DR. ELOISA KLEMENTICH, INVEST ATLANTA CEO:** "Good morning. My name is Dr. Eloisa Klementich, proud President and CEO at Invest Atlanta. And we're going to be nice and brief. If anybody has questions, let us know. I've asked Jennifer to highlight just some of the projects and give you an update on our Tax Allocation District. And thank you for your continual support. Jennifer."

**JENNIFER FINE, INVEST ATLANTA VP:** "Do I forward the slides or they? Next slide, please. Good morning. Again, I'm Jennifer Fine with Invest Atlanta. And I just want to briefly share with you some of the projects that have been approved for TAD funding by Invest Atlanta so far in 2024. These are projects that will house residents of Fulton County. There will be locations for jobs and locations for necessary services in communities within Fulton County and the city of Atlanta. This slide just pretty obvious,

it shows where all of the city's nine TADs are with in relation to Fulton County, and you can see anticipated closure dates as well. Next slide, please. So, so far in 2024, we have allocated about a little bit over \$13 million, awarded to 11 projects in four TADs representing a wide variety of project types and location. In addition to this 13 million of TAD funding that leverages an additional 157 million in private investment into Fulton County. These projects, as you can see on here represent the creation of 555 total housing units of which 486 will be afford affordable for at least 20 years. Most of our projects have a 30-year affordability term, which is important to point out, with area median income ranges between 30 and 80 percent. So that's very important when we're using TAD dollars, which we consider to be one of the most sought-after financing tools because it is a grant. That gives us opportunity to leverage as much as we can on the affordability term as well as the level of area median income. Next slide, please. This just shows the location of those 11 projects throughout the county in the city of Atlanta. Next slide, please. This is kind of a handout takeaway for you if you want to deep dive into any of the projects, shows specific details for all of them, financing, number of units, square footage, developer, location, and dates. And happy to discuss in any detail if you want at the end of the presentation. Next slide, please. I think I have three slides to show a few projects. Again, this is really the heart at what we do. These are the places again where people are going to live and work and get services. So it's important to know where these TAD dollars are being used. So the top slide shows a new construction of a multifamily development in the Chosewood Neighborhood, immediately south of the Beltline Southside Trail. \$3 million Beltline TAD grant was awarded to the development team. As part of this \$84 million investment, the project will create 200 units and additionally, 15,000 square feet of commercial space. 160 of these units will be restricted at 60 percent of area median income. Super important to this project is that the property, the land will be leased by Atlanta Housing for 75 years. So that means that that affordability on the residential and the commercial side is baked in at lease for that 75 years. That is kind of a tool that we use at Invest Atlanta and Atlanta Housing to get long-term affordability by ground leasing the land instead of selling. Project on the bottom is a smaller infill development in the English Avenue neighborhood. This is 24 units by the Westside Future Fund, which was awarded a \$640,000 Westside TAD grant earlier in the year. We anticipate that this project will be done with construction in mid-2025. Next slide, please. Thank you. Image on top is a project called Lewis Crossing in Castleberry Hill neighborhood immediately adjacent to Mercedes Benz Stadium. A million dollar Westside TAD grant was awarded for this new construction of 50 multifamily units, again, with income -- with rents ranging and restricted from 50 percent to 80 percent of area median income. And the project on the bottom is just adjacent to where we are right now, Trinity United Methodist Church across from City Hall. \$2 million Eastside TAD grant was awarded to repurpose the

property that would allow the church to continue doing the things that it does, the services and the -- the services that it provides. But it will repurpose the sanctuary and build a residential tower to create 54 housing units for residents ages 55-plus. Forty-eight of those units will be restricted at area median incomes of between 30 and 80 percent. Next slide, please. This one should be my last one. The top slide is a project where we're really proud of. This is Garson Drive Multifamily, which will have direct access to the Beltline Northeast Trail. This is a piece of property that was acquired by ABI, the Beltline, in anticipation of the building the actual construction of the Beltline, potential future transit, and affordable multifamily and commercial. So this property went through an RFP process last year and was awarded to a developer. So this will be a \$60 million new construction project that will build 130 multifamily housing units, all restricted between 50 and 80 percent of area median income. Per Beltline rules and requirements, it will have 10,000 square feet of affordable commercial as well. It received Beltline TAD predevelopment loan from Invest Atlanta as well as a \$3 million Beltline TAD grant and tax-exempt fund financing, so layering all the tools to drive affordability. And lastly, the project at the bottom on a different spectrum of upscale, is the City of Refuge Transformation Center in the Historic West End Heights Bankhead neighborhood. This is new construction on a vacant lot. When complete, it will be 37,000 square feet of mixed-use space including 25 housing units and about 8,000 square feet of commercial and amenity space at ground level, which we're really encouraged. Typically, when we seek developments like this, will be single use, we think it's important to have that mix of use at a neighborhood scale. Potential use includes a small grocer and a credit union or some sort of banking institution. And all of these units, all 25 will be restricted for folks who earn between 30 and 80 percent of area median income. That might be my last slide. Next slide, please. That is. All right, so, happy to answer any questions. I know that was pretty quick or maybe not quick, depending on how interested you are. But yeah, we can go into any more detail that you might want."

**CHAIRMAN PITTS:** "Commissioner Ellis."

**COMMISSIONER ELLIS:** "Thanks, Mr. Chairman. Do you have -- and I know we had received a report last -- at our last meeting that the estimated -- the tax increment for Fulton County taxes that would be coming to us to a consideration for spending for Fulton County government and governmental services that will not be routed to us, but instead will be routing to TADs, that that number for 2024 was -- was -- you had a number, I believe, it's 63 million, 65 million?"

**SHARON WHITMORE, CHIEF FINANCIAL OFFICER:** "Yes, sir. Before the effective appeals."

**COMMISSIONER ELLIS:** "Six -- what was the number?"

**SHARON WHITMORE, CHIEF FINANCIAL OFFICER:** "I believe it was 63 million and some change."

**COMMISSIONER ELLIS:** "Sixty, so \$63 million, so I think that's important. This topic is very little understood by, I think, by our citizens and our taxpayers that the taxpayer money that you pay with your property tax bills, seniors and otherwise, gets redirected, portions of it, in this case \$63 million that would come to -- otherwise come to the Fulton County for meeting budgetary needs like jail, et cetera, gets re-diverted into these TADs, and the funds are spent, you know, through -- through these particular entities. So collectively, do you know -- you know, and it struck me in terms of the enormity of some of the dollars of this, when I saw that the Atlanta Beltline Tad's budget for this coming year was, I believe, 155 million, was that correct?"

**DR. ELOISA KLEMENTICH, INVEST ATLANTA CEO:** "I'd have to check. They just presented last month."

**COMMISSIONER ELLIS:** "Okay. Well, if I read the -- if news report is correct, it was 155 million. And just sort of just to put that in perspective, and I know we have one of our Mayors out here in the audience, not his city, but the general fund budget for the City of South Fulton is \$101 million. So this is -- these are significant dollars that are going into these Tax Allocation Districts. So collectively, do you have a figure for total property tax revenues that are being diverted into the TADs for 2024? If it's 63 from -- so there -- and these come from three entities that are redirecting in city taxes, school taxes, and county government taxes. Do you have a total figure for what 2024 is? Is that 150 million, 100 and -- okay."

**JENNIFER FINE, INVEST ATLANTA VP:** "So we would -- we would know what that is in audited terms for 2023."

**COMMISSIONER ELLIS:** "Right."

**JENNIFER FINE, INVEST ATLANTA VP:** "I don't have it with me, but we --"

**COMMISSIONER ELLIS:** "Okay."

**JENNIFER FINE, INVEST ATLANTA VP:** "-- have it, and I can, soon as I get back --"

**COMMISSIONER ELLIS:** "Okay."

**JENNIFER FINE, INVEST ATLANTA VP:** "-- I can get to you. 2024, we would -- we would have a handle on what's been collected thus far. But, you know --"

**COMMISSIONER ELLIS:** "Okay."

**JENNIFER FINE, INVEST ATLANTA VP:** "-- it's in process, still unaudited. But yeah, we --"

**COMMISSIONER ELLIS:** "Do you have a rough idea of what you think the 2023 number was?"

**JENNIFER FINE, INVEST ATLANTA VP:** "Of the Fulton County portion that --"

**COMMISSIONER ELLIS:** "No, just collectively. Fulton County portion, Fulton -- APS and Atlanta City, city of Atlanta."

**JENNIFER FINE, INVEST ATLANTA VP:** "Yeah, I -- the financial document that I brought today doesn't get at that level of a detail."

**COMMISSIONER ELLIS:** "Okay."

**JENNIFER FINE, INVEST ATLANTA VP:** "So I don't want to speak out of turn."

**COMMISSIONER ELLIS:** "Okay."

**JENNIFER FINE, INVEST ATLANTA VP:** "But we provided that the last time --"

**COMMISSIONER ELLIS:** "Yeah."

**JENNIFER FINE, INVEST ATLANTA VP:** "-- so we have the information, so --"

**COMMISSIONER ELLIS:** "I think it would be important for every time you present to us to have that in front of us. Because I mean, these are the citizens that are paying for these bills, you know, to listen to it. And while, you know, the projects that are being talked about are interesting, I think the perspective in terms of the alternatives to which that presents in terms of these funds being routed here versus being routed to city schools, county government for services, is something I think is, we're potentially sort of not having as healthy a debate about as we should. Now, my second question, financial related is, we have a number of TADs in the city of Atlanta that a number of them are annotated, I believe in one of the slides. And this relates to sort of closure of TADs in -- there -- the Atlantic Station's TAD, I mean, these have estimated closure dates on a number of these. And I'm interested in particularly in the Atlantic Station TAD, and when that is -- when that going to close, when we should plan on it closing, can it end, you know, could the potential date be accelerated for closure of that TAD, given -- given sort of the significant increases that we've seen in terms of, you know, property tax values and so forth?"

**DR. ELOISA KLEMENTICH, INVEST ATLANTA, CEO:** "Yes, Commissioner, and thank you. Based on this conversation and conversation we've had at City Council, we've done everything we can to expedite the closure of Atlantic Station TAD. We at this point, expected to close or be able to pay off all the debt by December of this year. So it could then take action therefore after we've paid off the debt."

**COMMISSIONER ELLIS:** "So December of 2024?"

**DR. ELOISA KLEMENTICH, INVEST ATLANTA, CEO:** "That's correct."

**COMMISSIONER ELLIS:** "Is that the -- what was the plan that we had assumed in terms of our financial modeling in terms of when Atlantic Station TAD would close, and we would start to see those increments flow back to the county?"

**DR. ELOISA KLEMENTICH, INVEST ATLANTA, CEO:** "In 2025."

**COMMISSIONER ELLIS:** "In 2025 for the full year?"

**DR. ELOISA KLEMENTICH, INVEST ATLANTA, CEO:** "Yes."

**COMMISSIONER ELLIS:** "Okay. So when will there be certainty around -- so this is -- impacts us really from a planning standpoint. When will there be certainty around the closure of the Atlantic Station TAD?"

**DR. ELOISA KLEMENTICH, INVEST ATLANTA, CEO:** "I'll get back to my CFO to get confirmation, but that's what -- last conversation I had was December of 2024."

**COMMISSIONER ELLIS:** "Okay."

**DR. ELOISA KLEMENTICH, INVEST ATLANTA, CEO:** "So I'll just -- we'll loop back so they can look at taxes just to ensure that we have enough to cover the debt in that TAD."

**COMMISSIONER ELLIS:** "Okay. In -- for the use of it, you quite often in the presentation, there's use of the term affordable. And that -- that word probably has multiple meanings to multiple people. So in terms of an affordable unit as detailed in these 486 affordable units, what does that mean in terms of, you know, real dollars for people?"

**DR. ELOISA KLEMENTICH, INVEST ATLANTA CEO:** "Yeah."

**JENNIFER FINE, INVEST ATLANTA VP:** "Yeah, the table? I mean, it's a -- that's a great comment and question because it varies, and affordable is relative to who. So

they have the affordable level, the AMI level that we talk about is an annual income from HUD every year --"

**DR. ELOISA KLEMENTICH, INVEST ATLANTA CEO:** "Yeah, so, sorry, Jennifer. I don't mean to cut you off. Okay, so what that means is when Jennifer talks about 30 to 80 percent AMI, what we do is we take the HUD schedule. So that's someone who earns \$21,000. We're creating affordable housing for someone who earns anywhere from \$21,000 a year up to \$57,000 a year, that's 30 to 80 percent in terms of salary. And I think that's what you're asking for, right, Commissioner?"

**COMMISSIONER ELLIS:** "Well, I mean, I guess you -- what's outlay, what's the range of an outlay for rent for an affordable unit? I mean, I'm privy these are rentable units, not ownable units."

**DR. ELOISA KLEMENTICH, INVEST ATLANTA CEO:** "So that would be someone who the rent would be \$536 a month --"

**COMMISSIONER ELLIS:** "Okay."

**DR. ELOISA KLEMENTICH, INVEST ATLANTA CEO:** "-- for a 30 percent unit. And if it was an 80 percent, it would be 1,430. But someone at 30 percent AMI would pay a rent of \$536."

**COMMISSIONER ELLIS:** "536 to 1400 is sort of the range. And all of the units that you describe these projects, these are all rental units --"

**DR. ELOISA KLEMENTICH, INVEST ATLANTA CEO:** "Yeah."

**COMMISSIONER ELLIS:** "-- or not?"

**JENNIFER FINE, INVEST ATLANTA VP:** "So for the most part, the number that I presented today and continue to present --"

**COMMISSIONER ELLIS:** "Right."

**JENNIFER FINE, INVEST ATLANTA VP:** "-- they're mostly going to be multifamily --"

**COMMISSIONER ELLIS:** "Right."

**JENNIFER FINE, INVEST ATLANTA VP:** "-- because that's what we do more of. But we do also provide TAD financing for single-family affordable homeownership opportunities. And I have some numbers on the top of my head, because we're presenting to our board in a couple of days. So I won't name the project in case it doesn't get approved. But just to give you some context, we are working to try to



provide a single-family homeownership opportunities at 60 percent of area median income, which is really, really challenging and really difficult. Typically, that's -- that's a person who earns no more than \$42,000 year. Typically, when we're doing affordable single-family, we're in the 80 percent to a hundred percent of area median income range. But right now, we're trying to focus on 60 percent. And that is a sales price of about \$175,000. For this, in this case, these are three bedroom, two-bath houses for about \$175,000. That's around the 60 percent of area median income range."

**COMMISSIONER ELLIS:** "Okay. All right, thank you. No further questions, Mr. Chair."

**CHAIRMAN PITTS:** "All right. Vice Chair Abdur-Rahman."

**VICE CHAIR ABDUR-RAHMAN:** "Thank you, Chairman. Thank you all for the work that you do. As I look over the list, I see quite a bit of these projects that are in my district. I want to kind of make sure that I paint a picture of what we're dealing with, especially what we're dealing with here in Fulton County and in the city of Atlanta, because I am a resident of both. We have three different corporations, and feel free to correct me. We have three different corporations that own a very large segment of housing here, which has dis-appropriately affected, especially my district as well as others. You have individuals that have minimum-wage jobs, that are trying to find rental, they're trying to live the American dream of owner -- homeownership. And they are competing with individuals who have taken the market share, and that's relative to who you talk to, and have driven up the price and the requirements of what needs to be done. And so we have to simultaneously have an attack plan for that. We have a overwhelming homeless population. But what I particularly am passionate about is the hidden homeless. We have individuals that are in the hotels, we have individuals that are in someone's home, in their basement, on their sofa. I get the calls daily. So I appreciate the work that you all do. But I want to publicly say that you all can't do it by yourself, okay? We have to find a way to redefine affordable housing, because like you said, it is relative to the person. Now, one person may be able to afford \$537, and another one can't. And so I just want to set the prospective. I know that we are looking at the money that the taxpaying citizens -- ultimately, it is the taxpaying citizens money. But down the road, it still has a benefit if it's going to fight homelessness, if it's going to fight individuals that are paying to live in a hotel versus living in a home that they can be in and absolutely affect their way of life. And so even if we look at it down the road, we need to look at how we can increase what you all are doing. Now, having said that, I want you to speak on it if you can. I'm beginning to get calls in my office about some tax help that you all are getting certain communities. And I don't want to misspeak about it. But I think it's important since I have you here, because I was going to reach out to you anyway, if you could speak to it, and let individuals know. I don't know if

there's a timeframe, but I understand it's for the senior -- seniors. And so could you please speak to that, please?"

**DR. ELOISA KLEMENTICH, INVEST ATLANTA CEO:** "So, do want to say, thank you, Commissioner. We've really tried to look at this from a holistic, not only providing affordable, what can we do to ensure people can stay in their home? And then how do we continue to attract more affordable housing in the city? So the program specifically that you're referencing is our anti-displacement program. We're launching a pilot program in the south of the city. And what it will do is it -- it, what it does is it creates a ceiling for the resident. So for example, if the resident currently pays a hundred dollars in taxes, then they would go and register with our entity. And what will happen is as their taxes go up to 150 or 200, they will continue for the next 20 years to pay their hundred dollars in taxes, creating for them a ceiling, and they go to the fund for the additional hundred. So that the taxing jurisdictions continue to receive the amount of taxes owed. But we are not creating further burdens on some of our seniors that are on fixed income. And so that's the program that will be open. We're going right now, we're taking people through what the process, what documents they need to fill -- fill out. And then we will open up the application cycle for about a month. And they will have to submit their documents, and then we'll begin the process. But it -- what it does is it creates a ceiling for the individual. We're targeting seniors, head of household, disabled veterans individuals in this pilot program. I will mention that there are other two programs that exist like this, and that's along the Beltline. And it also is in the Westside. So we have three of these programs existing in the city."

**VICE CHAIR ABDUR-RAHMAN:** "And so you mention that it's a pilot program right now. Depending on the success of it, I'm hoping that we will try to see if we can roll it out in the entire county. But one of the things that I -- I am receiving calls about is, they are not sure for one, whether their community -- because it is a pilot, it is in front of some communities as opposed to others. And they need to know why. So I'll just ask if you could just make sure you get that information to my office. Because when I speak to the citizens, I want to speak with authority and correctness, because I think it's a great program. Thank you."

**DR. ELOISA KLEMENTICH, INVEST ATLANTA CEO:** "Okay, well, thank you. And I'll just, in brief, answer to question. The reality is that we can't use public dollars to finance the difference. So it really has been philanthropic raised. So the reason for the pilot is so as to get started with the program. As I can fundraise more money, then we'll be able to do the program much more wider."

**VICE CHAIR ABDUR-RAHMAN:** "Well, I appreciate the work that you all are doing. I know that it affects my district. But we have a very serious issue, especially in the city with homelessness, hidden homelessness, those that are working. I mean, I know couples that are working, and they cannot get out of hotels. They cannot get out of rooming houses. And so the work that you're doing, yes, I will hold your feet to the fire. You know, I will. We've had our conversations. But we've got to have that kind of work if we are going to attack the homelessness and the under housed in the city as well as the county. So thank you."

**CHAIRMAN PITTS:** "All right. Commissioner Thorne."

**COMMISSIONER THORNE:** "Yes. It sounds like you're doing kind of a senior TAD tax break or something, pilot program?"

**DR. ELOISA KLEMENTICH, INVEST ATLANTA CEO:** "Yeah, call it -- well, freeze, we're not --"

**COMMISSIONER THORNE:** "A freeze."

**DR. ELOISA KLEMENTICH, INVEST ATLANTA CEO:** "I would say a ceiling, because of these taxes still, still are being taxed. But they will not pay more than their certain amount once they reach the program."

**COMMISSIONER THORNE:** "Well, it was sounds like a great program. I'm only familiar with Invest Atlanta with dealing with TADs. So you do all the other stuff as well with money, you raise money to do -- to help the seniors. I understand you also are distributing money to businesses that were affected by the latest water issue as well. So you guys wear a lot of hats down there helping the people of Atlanta."

**DR. ELOISA KLEMENTICH, INVEST ATLANTA CEO:** "That's correct."

**COMMISSIONER THORNE:** "With that being said, I'm really excited, the Garson Drive project, I think that's right next door to my church. So I'm excited by having opportunity to maybe serve there. City of Refuge, that's a passion of mine, volunteering and donating to. So also, I know that that's going to be a great project down the road. But the 63 million, I believe and it was a 16.7 percent or somewhere increase over last year of Fulton County tax dollars going into these projects. We don't -- we don't have any TADs up in my district, up actually in all of North Fulton. Does -- is there representation on your board for people outside of the Atlanta area? Or on your board, is it strictly all Atlanta people?"

**DR. ELOISA KLEMENTICH, INVEST ATLANTA CEO:** "It would only be for the city. We represent the city of Atlanta --"

**COMMISSIONER THORNE:** "Okay."

**DR. ELOISA KLEMENTICH, INVEST ATLANTA CEO:** "-- our jurisdiction."

**COMMISSIONER THORNE:** "So that 63 million that's going in there is totally decided by people from the city of Atlanta even though it's Fulton County tax dollars?"

**DR. ELOISA KLEMENTICH, INVEST ATLANTA CEO:** "Commissioner Barrett sits on our --"

**COMMISSIONER THORNE:** "But she lives in Atlanta."

**DR. ELOISA KLEMENTICH, INVEST ATLANTA CEO:** "-- our -- yes."

**COMMISSIONER THORNE:** "Yeah, yeah. So I was just wondering if there's any outside interest. Because as someone who's outside -- but yeah, my constituents are all contributing to these TADs for decades. But having no voice and any say in how Fulton County taxes are being spent."

**DR. ELOISA KLEMENTICH, INVEST ATLANTA CEO:** "Well, I will say that the TAD will -- the funds that come out were only raised within the TAD boundary and can only be spent in the TAD boundary. So it wouldn't be residents from all over, it would only be the Fulton County residents within the --"

**COMMISSIONER THORNE:** "Yes."

**DR. ELOISA KLEMENTICH, INVEST ATLANTA CEO:** "-- TAD."

**COMMISSIONER THORNE:** "Yeah, I --"

**DR. ELOISA KLEMENTICH, INVEST ATLANTA CEO:** "Okay."

**COMMISSIONER THORNE:** "-- understand that. But it's 63 million taken out of our budget that -- and we spend a lot of city of Atlanta already considering, majority of Atlanta residents are using our animal shelters, our jails, our court systems. You know, even the building here, it's, you know, it's a disproportionate. But I appreciate you guys trying to close the Atlantic Station TAD early and getting that back into our coffers. Thank you."

**CHAIRMAN PITTS:** "All right, any other questions? Can you speak to Two Peachtree?"

**DR. ELOISA KLEMENTICH, INVEST ATLANTA CEO:** "Yes. Two Peachtree can -- we issued the RFP, the RFP closed. We picked our development partner. We're right now, in negotiations with the development partner. The idea is we are exploring all different sources of financing for this project. It will be a big project for not only developer city. So we're going federal, we're going public, private, all financing opportunities. The idea is we would create over 400 affordable housing units of which more than half will be considered affordable housing right in the heart of Two Peachtree, right in the heart of Downtown."

**CHAIRMAN PITTS:** "What did we contribute to Two Peachtree?"

**DR. ELOISA KLEMENTICH, INVEST ATLANTA CEO:** "I -- what?"

**JENNIFER FINE, INVEST ATLANTA VP:** "Of the purchase of Two Peachtree were about \$40 million."

**CHAIRMAN PITTS:** "Well, what did Fulton County contribute? Was it half of it or more than half?"

**JENNIFER FINE, INVEST ATLANTA VP:** "It would be about 23 percent."

**CHAIRMAN PITTS:** "Little more than half?"

**JENNIFER FINE, INVEST ATLANTA VP:** "I mean, so typically, APS is the largest, about 50 --"

**CHAIRMAN PITTS:** "Yeah."

**JENNIFER FINE, INVEST ATLANTA VP:** "-- city and the county is --"

**DR. ELOISA KLEMENTICH, INVEST ATLANTA CEO:** "So 25 percent."

**JENNIFER FINE, INVEST ATLANTA VP:** "About 24 to 25 percent."

**CHAIRMAN PITTS:** "And would you agree that that's going to be a very difficult project to complete?"

**DR. ELOISA KLEMENTICH, INVEST ATLANTA CEO:** "I would say it's definitely not going to be an easy project to complete. But we are keenly focused on it. We're meeting with developers every week. We meet with the team. This project will be successful in Downtown. Yes, it will."

**CHAIRMAN PITTS:** "Okay. Any other questions? Thank you."

**DR. ELOISA KLEMENTICH, INVEST ATLANTA CEO:** "You're welcome."

**CHAIRMAN PITTS:** "Madam Clerk."

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**CLERK GRIER:** "Continuing on the bottom of page 4 County Manager's items under Open and Responsible Government, **24-0468**, Finance presentation, review, and approval of the July 10th, 2024 Budget Soundings and Resolution."

**CHAIRMAN PITTS:** "Madam CFO."

**SHARON WHITMORE, CHIEF FINANCIAL OFFICER:** "Thank you, Mr. Chairman. The item that's before the Board today for soundings is one adjustment to the annual hardware-software maintenance support list. It's for the Department of Registration and Elections. No additional funds are required. It's to increase spending authority for the poll worker training software by \$7,200."

**CHAIRMAN PITTS:** "Thank you, ma'am. Motion to approve by Commissioner Natalie Hall, seconded by Commissioner Dana Barrett. Please vote."

**CLERK GRIER:** "And the vote is open. And the motion passes; five yeas, zero nays."

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**CLERK GRIER:** "On page 5, **24-0469**, Human Resources Management request approval to modify an amendment to the Human Resources Management Policy 316-16, Internship Program."

**CHAIRMAN PITTS:** "Mr. Hermon."

**KENNETH HERMON, CHIEF HRO, HRM:** "Yes, Commissioners, good morning. Kenneth L. Hermon, Jr., Chief HR Officer. Commissioners, we are presenting a -- one of the two requests is a modification to the internship policy, the Board of Commissioners' internship policy. Currently, the policy as written does not provide a provision to allow high school individuals to participate, 11th grade and up. So we, in consultation with legal and the fact that we've had some departments make a request to allow --"

**CHAIRMAN PITTS:** "Wait, what did you say, it doesn't allow high school?"

**KENNETH HERMON, CHIEF HRO, HRM:** "Yes, it's --"

**CHAIRMAN PITTS:** "You said 11th grade and up?"

**KENNETH HERMON, CHIEF HRO, HRM:** "Yeah, 11th and 12th graders to have their first opportunity to work within the county. The policy right now as it states, it's geared towards college-level individuals. So we wanted the opportunity to expand it to allow high schoolers, 11th grade and up, to participate in being exposed and what it means to work for government service and to meet some of the requests that we have received in the past from other departments when they're trying to get their internship programs off the ground for the summer."

**CHAIRMAN PITTS:** "All right. We have a motion on the floor to approve by Commissioner Natalie Hall, seconded by Vice Chair Abdur-Rahman. Vice Chair."

**VICE CHAIR ABDUR-RAHMAN:** "Thank you, Chairman. In theory, I support this. However, I have received some confidential calls. And I'm going to read you some of notes that I have to see -- or maybe the County Attorney can opine on it. The summer interns don't necessarily go through the same onboarding as regular employees. So they don't know what the policy and procedures all are, and could create a liability if they're minors. The actual -- the verbiage doesn't really speak to that. And so there is a concern in some departments with bringing in minors, if they are not aware, you know, of all the policies. And it may even put us at a risk. So I want to support this, but I want to make sure on record that you all know that there is quite a bit of individuals that don't have a problem with it. But depending on the work that they do, depending on the situations that they have seen arise in their office, they're concerned with a minor, and the liability that may come with that. And so I just want to go on record and let you all know. County Attorney, you may have already fleshed that out. I don't know. But it is a concern, and I have received quite a bit of -- and they say they didn't want to seem as though they were speaking against it. But they had a liability issue, and I've had quite a few to approach me about it."

**KENNETH HERMON, CHIEF HRO, HRM:** "And Commissioner, I think from a HR standpoint, we could do a definitely a better job in coordinating with our respective departments on the internship program. Right now, it's kind of a hodgepodge approach where one department does it individually. And we don't find out until the interns are onboard, and then we're trying to, you know, do the training. So I commit to you, Commissioners, that -- that we will formalize a process that all departments can follow to ensure that we don't have that concern of negatively exposing minors to something that they should not be exposed to, and especially not increasing the county's liability in any -- in any particular way. But I think we first have to start with at least opening up the opportunity to even exist by modifying the policy. And then through the procedure of working with the County Attorney's office, working with the various elected official offices that have a pool of minors within those entities right now, we could all collaboratively

come up with what a onboarding process should look like for our internship program. Whether it's standardized through the county's internship program, that's typically run by the Division of Personnel -- by the HR department once there is funding provided, or if you do something on your own, because you might have \$5,000 extra, and you want to give that intern the exposure. And that's my commitment to the Board today. And we've had initial conversations with other entities about that same concern that you raise, Commissioner."

**VICE CHAIR ABDUR-RAHMAN:** "Okay, thank you. I just want to make sure that all departments know and they can have a -- let me put it like this. They can have a conversation with the concerns and maybe elaborate to you all what they think the concerns are. Because they don't want to seem as though they're not opening up the internship. But I know, even in my particular office, I have had interns as young as middle school. But I put actual parameters in place. I had the parent to come in. I had the parent to sign off on certain things that the -- that particular intern would just only be dealing with, versus someone that was of college age intern that I had working in my office. So I think that you all and I are on the same page. I just think it needs to be fleshed out, County Attorney. Thank you, Mr. Hermon."

**Y. SOO JO, COUNTY ATTORNEY:** "I was just going to say that I agree with Mr. Hermon that if we put standardized procedures in place, that would go a long towards addressing the concerns that you just accounted."

**VICE CHAIR ABDUR-RAHMAN:** "Thank you."

**CHAIRMAN PITTS:** "So we have the cart before the horse, it sounds like then. Commissioner Thorne."

**COMMISSIONER THORNE:** "On that note, I had a -- one of my kids did some kind of filming with Stranger Things. In the movie industry, I know they sent some kind of minor thing that I would have to sign off on every year for them to be working in the film industry. So I don't know if that would be something that the parents have to agree to, and have the procedures in place."

**Y. SOO JO, COUNTY ATTORNEY:** "And we could look into any appropriate waivers that would need to be addressed for someone who hasn't reached the age of majority."

**COMMISSIONER THORNE:** "And I was going to see if we could possibly amend this and restrict the internships to Fulton County residents. I think we're investing in the interns, were investing in these people that -- and we're using county resources to make



these investments. So I don't know if there's a way of limiting the internship programs to Fulton County residents."

**KENNETH HERMON, CHIEF HRO, HRM:** "Well, in a brief conversation with legal, they believe that we can structure the internship program in any way that we want, similar to how, I know Community Development has a number of programs where they employ kids within, for the summer program, and it's limited to working within Fulton County. So we could have the same types of limitations if that's the Board's desire, Commissioner."

**COMMISSIONER THORNE:** "And then as well as, also have limitations of nepotism and all of that, that we have in our -- with our current employees, have that apply as well. Is that a possibility?"

**Y. SOO JO, COUNTY ATTORNEY:** "So I believe those already apply. Any time there's public funds expended, those would come into play regardless of the age."

**CHAIRMAN PITTS:** "Are you saying it's not restricted to Fulton County students now?"

**KENNETH HERMON, CHIEF HRO, HRM:** "Right now, as the policy reads and from what I recall, there's no limitations that says in order to be an intern within Fulton County, you have to be a Fulton County resident. But that's something that we could incorporate into the procedures as well if, in fact, that seems to be the desire of the Board of Commissioners."

**CHAIRMAN PITTS:** "Why wouldn't it be the desire of the department? Commissioner Barrett."

**COMMISSIONER BARRETT:** "A couple of things. I had a question about paid versus unpaid. Right now, do we have any policy about paid versus unpaid? Or is it just, do whichever one you want?"

**KENNETH HERMON, CHIEF HRO, HRM:** "It's a determination of the department, whether or not they have the resources, and also the interaction that they have with the respective intern. Some interns require it for, especially if you're in the 11th or 12th grade level, require it as a part of their educational attainment for their credits for college. On the college level, again, it's also dependent on the circumstances that the intern is in, whether it's a credit-level course that they're trying to complete and earn those credits. Or if it's compensate -- compensable, where I know the County attorney's office also has explained it to me as well, that it has to be something that it's, if it's meaningful for the intern and -- sorry. If it's meaningful for the county and the county is getting more of a benefit for that work product, then it's -- it typically goes into the compensation bucket. If it's something where the intern is learning more of the general

sense, and they're working on a project that just benefits them and something towards a class, then it can lean towards the unpaid side. But again, it's completely dependent on what the resources are available within the respective departments at this time."

**COMMISSIONER BARRETT:** "I think -- I'm not suggesting we do this right now. But I think it would benefit us to look at only allowing unpaid if there is credit. Because one of the things that sort of keeps, you know, economic opportunity out of balance on unequitable, inequitable, is the fact that there are internships that are available to students that are unpaid. And there are a lot of students who cannot afford to do that. I know, growing up when I was in high school and college, I had friends who were able to take unpaid internships, I could not afford to do that. So I didn't get those same opportunities. So, you know, I think just in terms of equity, and trying to sort of level the playing field for folks, economically, we might want to look into that and sort of allow unpaid when there is a for-credit situation, but not when there isn't. Just a thought. As to whether or not the students should be from Fulton County, I have no issue with the high school students being from Fulton County, that makes total sense to me. But on the college front, my take would be, there are students that are college students that are in nearby colleges, whether they're here for Georgia State, or they're at Emory, and we want to recruit those people to come here as college interns, and maybe then move here and stay and work for the county. And so I would not have a problem with us having college interns come from elsewhere and high school interns come from Fulton County. I don't know what everybody else thinks about that. But, you know, I think there's some opportunities for us to draw some wonderful people from around the country to come work at Fulton County."

**KENNETH HERMON, CHIEF HRO, HRM:** "And Commissioner, I think that's -- I was about to explain to the Chairman that as well that, you know, we have --"

**CHAIRMAN PITTS:** "You don't have to explain to me. I understand. It's just too loosey-goosey is all I'm saying. You have the floor. All right. Vice Chair Abdur-Rahman."

**VICE CHAIR ABDUR-RAHMAN:** "I would ask if this can be amended to preference to Fulton County. We're not going to turn anybody else away. But like anything, we may have more positions and not enough interns. And so preference given to Fulton County, but not -- not close the door on individuals that may come from other areas, and may end up working or wanting to work in for Fulton County government. And so I believe it would be best for us to have a preference for Fulton County, but not to close the door on other individuals. I think that's a fair middle of the road, so I'm asking can that be added?"

**CHAIRMAN PITTS:** "You want a -- is that a motion to amend it?"

**VICE CHAIR ABDUR-RAHMAN:** "Yes."

**CHAIRMAN PITTS:** "All right. Is there a second? All right, seconded by Commissioner Dana Barrett. Let's vote on the motion to amend. Any comments on the -- just a minute, just a minute. All right. The motion on the floor, there's a substitute motion to -- not a substitute motion, motion to amend. Commissioner Arrington, you want to be heard?"

**COMMISSIONER ARRINGTON, JR.:** "Yes, sir. I'm in the queue, I'm next in the queue. I think the idea of limiting or showing preference Fulton County residents makes sense. But I think we need to be careful, and I want to ask our County Attorney, I know if it were up to the Chair, no one would be able to work in Fulton County unless they lived Fulton County. However, I don't think that the law allows us to do that. And so I wonder, Madam County Attorney, what are the implications if we can't do -- if we can't limit where employees live, how can we limit where interns live?"

**CHAIRMAN PITTS:** "Commissioner Arrington is correct on that. While you're thinking, I remember many, many years ago as a young City Council Member, I tried to pass legislation in November that would require employees of the city of Atlanta to live in the city of Atlanta, particularly public safety. And it passed, and in the next session of the Georgia General Assembly, they passed a law that prohibited making residency a condition of employment. So you're correct, Commissioner Arrington."

**COMMISSIONER ARRINGTON, JR.:** "If that law was passed, unless that law is being repealed, how -- how we going to do anything right now?"

**Y. SOO JO, COUNTY ATTORNEY:** "So for paid internships that would, because they become employees, that would apply definitely. For unpaid internships where it's giving a benefit to the person, I think if we ended up with something like the residents preference that's not an exclusion, but it is something along the lines of our public comment preference for residents. Because they are not employees, I don't know that they would fall under the restriction. But definitely for employees, yes."

**COMMISSIONER ARRINGTON, JR.:** "Sounds like we might need to do some more homework before we try to push this through. I'm going to do a substitute motion to hold."

**CHAIRMAN PITTS:** "All right, just a minute. I have a substitute motion to hold, second -- by Commissioner Arrington, seconded by Commissioner Hall. All right, can we dispose of that motion? And I hope it passes, but can we dispose of that before we

continue? All right, substitute motion on the floor then is to hold. Madam Clerk, on the substitute motion to hold."

**CLERK GRIER:** "And the vote is open on the motion to hold. And the motion passes unanimously."

**CHAIRMAN PITTS:** "Next item."

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**CLERK GRIER:** "**24-0470**, Human Resources Management request approval to modify an amendment to Human Resources Management Policy 105-16, Lactation Accommodation."

**CHAIRMAN PITTS:** All right. Motion to approve by Commissioner Hall, seconded by Dana Barrett. Mr. --"

**KENNETH HERMON, CHIEF HRO, HRM:** "Good morning, good morning, again, Commissioners. Again, we are seeking a modification to the lactation accommodation policy as we continue our efforts to be in compliance with federal law applicable to nursing mothers within the workplace. As you will recall, the Board implemented the requirements for the Federal Pregnant Workers Fairness Act by adopting the new PWFA personnel policy via resolution 23-0884 at your December meeting. The proposed revisions to the lactation policy further clarifies that Fulton County will treat lactation as a pregnancy-related medical condition and address lactation-related needs in the same manner that its addressed other pregnancy-related medical conditions. So again, this -- this is all -- our ability or our requirement, or our desire to modify the policy to stay in step with all of the local laws and federal laws that have recently changed, which you've already taken some action on as recent as December of last year."

**CHAIRMAN PITTS:** "Okay. Commissioner Thorne."

**COMMISSIONER THORNE:** "So you're doing this because the federal law has come down that you must provide facilities; is that correct?"

**KENNETH HERMON, CHIEF HRO, HRM:** "Well, correct, Commissioners. And just for clarification, Fulton County has always embraced the mothers need to provide a safe space for lactation needs. Again, this is just us modifying our policies to stay in lockstep with either what has just been adopted by the state or the federal government."

**COMMISSIONER THORNE:** "Okay, okay. I was just -- and I'm just a little confused, too. Do you -- do we have to provide it at all facilities, despite whether you have a, you

know, mother, a nursing mother? You have to go ahead and provide that, or do you only have provide it if someone in the workplace --"

**KENNETH HERMON, CHIEF HRO, HRM:** "What you have to provide is a space for that mother to be able to express her milk, whether it's a dedicated office space or a dedicated lactation facility. In our budget for this year, we have the initial dollars to start that process of dedicating specific spaces at our primary county facilities. We have a -- we have one room over in the courts that is fully equipped right now as a lactation room. So the goal that we have is also to equip the Juvenile Court and to retrofit this building's Wellness Room for lactation as well, so that we are -- we're getting closer to compliance. From a Mac perspective, when we sat down with one of the vendors when they were talking about, well, based on your female population that might be of that age of considering continuing to become -- to grow their families, you should have roughly about 12 to 15 dedicated spaces for lactation for females to express their milk. One thing we're also doing with the D.R.E.A.M. Department is that also in any future major renovations or build out of county facilities, like our Behavioral Health Center, or -- and what we just did at the Election's Center, is to also make sure that there's a dedicated room, office that is for that express purpose, because it makes sense to do it as part of the construction versus having to come back and retrofit something so that we could always stay in compliance with what the Georgia law requires to us to at least provide at a minimum."

**COMMISSIONER THORNE:** "Okay, thank you."

**CHAIRMAN PITTS:** "Commissioner Arrington."

**COMMISSIONER ARRINGTON, JR.:** "Mr. Hermon, I heard a lot of talk, and I guess maybe appropriately so, about the mother. And again, that makes sense because we're talking about a lactation policy. But the policy itself does not identify gender, does it? It just says a Fulton County employee. So it's open to males and females, correct? I mean, I'm just reading what the document says. The documents says a Fulton County employee, it doesn't identify the person's gender."

**CHAIRMAN PITTS:** "That's Does not a complicated question, y'all, come on."

**Y. SOO JO, COUNTY ATTORNEY:** "Yeah. I'm just going to jump in for you. It does not identify gender, but as a practical matter, it covers any individual who is lactating, and that would, to my knowledge, be limited to mothers."

**COMMISSIONER ARRINGTON, JR.:** "All right, you don't sound too sure about that. The plain language says employee, which would mean that it is not limited."

**Y. SOO JO, COUNTY ATTORNEY:** "It's just tracking the language of the federal law that we are trying to comply with."

**COMMISSIONER ARRINGTON, JR.:** "Oh, I understand that. The question is, does it apply to all employees or not? Does it apply to males and females? I -- you can track whatever language you want to track. The question is, who does it apply to?"

**Y. SOO JO, COUNTY ATTORNEY:** "It applies to all lactating employees."

**COMMISSIONER ARRINGTON, JR.:** "All right. Thank you."

**CHAIRMAN PITTS:** "Anything else? All right, motion on the floor is to approve. Let's vote."

**CLERK GRIER:** "And the vote is open. And the motion passes; six yeas, zero nays."

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**CLERK GRIER:** "**24-0472**, Registration and Election request approval of a statewide contract in the total amount not to exceed \$9,508,657.20 to provide temporary staffing services."

**CHAIRMAN PITTS:** "All right. We have a motion to approve by Commissioner Natalie Hall, seconded by Commissioner Dana Barrett. Commissioner Ellis, followed by Commissioner Thorne."

**COMMISSIONER ELLIS:** "Thanks, Mr. Chair. Good morning, Ms. Williams. I just had a couple of, couple of general questions. Sort of two -- and some of this may be in nomenclature and maybe not understanding kind of what's behind it. But there are -- there are certain categories of temporary workers that were labeled like, voter education and mobile outreach vehicle. And I'm just curious why those really -- what those were, number one. And then and why those are really necessary functions as related to kind of the running of, you know, voting or early voting and all right. Election Day voting, absentee ballot voting, et cetera."

**NADINE WILLIAMS, DIRECTOR, ELECTIONS:** "Good morning. So those are the drivers for our mobile buses. So even during the election cycle, we still educate voters. And we have our Voter Education Team that goes out to make sure that voters are informed or prepared to vote in the election. And we need drivers, preferably with a CDL license that can drive those mobile buses to events."

**COMMISSIONER ELLIS:** "Okay. We have these vehicles already. And they're, I guess they go around outside of election cycles, so who's driving them then?"

**NADINE WILLIAMS, DIRECTOR, ELECTIONS:** "We have permanent staff that can drive them. But we get busier during the election time. So we have -- so we need additional people that can assist us driving both buses."

**COMMISSIONER ELLIS:** "Okay. What -- and I guess, in terms of just -- what's -- I'm just, I'm still struggling in terms of why this is a necessary function to hire temporary personnel for what versus the focus of setting up for taking in -- taking in registrations, taking in absentee ballots, running early voting sites, and running Election Day sites."

**NADINE WILLIAMS, DIRECTOR, ELECTIONS:** "The more voter are educated, the easier our job becomes. So for example, if we have a precinct change in a particular area, we try to engage and have community events there so we can inform the voters in a neighborhood that their precinct location has changed. So all -- so all those things are happening with the Voter Education Team."

**COMMISSIONER ELLIS:** "Okay. Do we have any evidence that that has any impact whatsoever with people? I mean, if people actually -- they're going to be voting, and then so forth, would be attending those events. I mean, it's just, we got precious resources. I'm just trying to understand why we are -- why they aren't geared at sort of the focus of the actual election event."

**NADINE WILLIAMS, DIRECTOR, ELECTIONS:** "Well, it's -- we consider a part of the election event. Voter education is critical, and we consider it part of the election event. And they also assist when we have poll worker recruitment fairs. They drive the buses out to those particular fairs, and have poll worker recruitment as well. So all those things are engaged with the election process."

**COMMISSIONER ELLIS:** "There's a significant amount of -- in terms of the set up and structure of this contract, there is a significant amount of over -- overtime hours that are built into these contracts including for some of the areas that we just talked about just now. And there's some of these, I guess, intuitively, maybe I understand why you -- we would have direct overtime programming in terms of, hey, if somebody's working the entirety of early voting and their working in a site, you know, translation for what that -- what that does on a weekly basis gets into overtime. But other these, I'm not quite sure why we're managing them in such a way that, you know, we're planning on such extensive levels of overtime. And then along with that is sort of, you know, I think we all -- if we've ever worked in corporate settings and that sort of stuff, you know, there's pretty attentive focus to how you manage to avoid, you know, kind of bunch of workers running to overtime, and you're, you know, outside of kind of what your key payroll expectations were. So what monitoring, A, sort of why they're, you know, why we've sort of programmed for so much overtime. And then B, how is it monitored, and what

has been our historical tracking to when we built these -- when we set these contracts up? Are we paying close to a hundred percent of the overtime that we forecast for, or significantly less than that?"

**NADINE WILLIAMS, DIRECTOR, ELECTIONS:** "It depends, and sometimes it's -- it is significantly less. But we -- in this -- in this field of work, we work a lot of overtime. Election Day, for example, we work from 5:00 o'clock in the morning. Some of our staff is there from 5:00 a.m. all the way up until 1:00 o'clock the next morning. So overtime has to be worked into the -- into the plan. We work Saturdays and Sundays. If there's long lines during advanced voting that could turn into a longer day that turns into overtime. So all that's built into the scope of work."

**COMMISSIONER ELLIS:** "Okay. Well, I mean, I guess, we may go back to my last question is, what has been our experience in terms of -- we typically at the end of it, running well with -- well under the forecasted overtime or close to kind of what was set in the individual contracts?"

**NADINE WILLIAMS, DIRECTOR, ELECTIONS:** "We would have to -- I would have to give you a better answer to that, honestly. What we're currently doing as we're currently fielding the 2025 election for example, we're going to back to see exactly how much overtime was built into the project, and did we actually use that overtime. That way, we'll stop the under runs and things of that nature. But for Presidential Election, I know for -- we build a lot of overtime in, because we don't know what it could possibly occur. So to make sure that we have the monies there available to pay the staff."

**COMMISSIONER ELLIS:** "Okay. Yeah, I'd be interested in that. I mean, because there, you know, you know, again, and, you know, titles and stuff, you know, an Advanced Voting Trainer. I mean, that seems like more role that you'd have sort of built out to do the training at set periods of time. But yet, the way it's set up, I mean, they're programmed for about 25 -- 25 percent overtime."

**NADINE WILLIAMS, DIRECTOR, ELECTIONS:** "Some of our titles are misleading. They have additional duties other than just training. Like, for instance, we came up with like, Line Monitors. Line Monitors don't just monitor a line, they do a lot of other -- they're the eyes and ears outside the precinct. They assist with, you know, customer service, et cetera. So it's -- the -- I can understand what you're saying. But there's other duties involved there."

**COMMISSIONER ELLIS:** "Okay, thank you."

**CHAIRMAN PITTS:** "Commissioner Thorne."



**COMMISSIONER THORNE:** "Hi, Ms. Williams. Thanks for coming down here. Last time I talked to you, I had requested some information like, how much it cost on average to staff and run an early voting precinct for 19 days, and how much it costs for Election Day precinct staff and everything. I haven't got that yet. Do you know those figures?"

**NADINE WILLIAMS, DIRECTOR, ELECTIONS:** "We were under the impression that you were going to reaching out to our board. From the last meeting, you had stated you were going to talk to our board members. But we can provide that information to you --"

**COMMISSIONER THORNE:** "Okay."

**NADINE WILLIAMS, DIRECTOR, ELECTIONS:** "-- before the end of the --"

**COMMISSIONER THORNE:** "Okay. Have you talked to your board members about staffing? Have you gone over this with them?"

**NADINE WILLIAMS, DIRECTOR, ELECTIONS:** "We -- this was already in place before our new board members came about. This was approved last year. So but when we do start planning for the next municipal elections and things of 2025, we'll reach out to our board in regards to staffing."

**COMMISSIONER THORNE:** "Oh, okay. Well, I it'd be good with your -- your new board members especially to get them up to speed on how your staffing and how your allocation staffing. Because they are responsible for helping you with your budgeting as well, it's in their bylaws. And with the overtime, I -- that is kind of a concern of mine too. I mean, we hire, we pay a premium to hire Abacus and Dover to do our stuff -- staffing. They should be able to have enough people come in so that we don't have to pay exorbitant fees to them as well as overtime for employees. You know, I'm -- obviously, I'm against using these staffing agencies. I've had complaints. First, it was just kind of a trickle complaint here, complaint there, about how if you're political, you're aligned with a conservative, you seem to be getting different set of rules. People -- like, I'm getting complaints that Abacus and Dover, well, mainly Dover, they get laid off or they get complaints. They don't even know what the complaints are about them. And I've even reached out to you on some, and you've like, investigate, and like, okay, it's okay, they can work. But that's kind of a common thing that people are getting turned in. They're not sure what they're getting turned to for. They're not allowed to work anymore. And they're immediately linking it to, it's because I'm a Republican or I'm a conservative or I say I'm going to vote for Trump. And they -- there's even conversations in the precincts that people are saying, I can't work with somebody who's a MAGA person. That was a quote I got in one complaint. And I think it's important that our poll workers feel comfortable. I think if -- I will try to forward you some of these

complaints and more details so that you can have them and you can investigate. But I think it's important if those comments are being made in a precinct, if certain voters -- if certain workers aren't felt welcome, then certain voters aren't going to feel welcome in that precinct as well. And I want to implore us, with the massive amount of this contract of \$9.5 million that we're spending, 30 percent of that is going to these temp staffing agencies. I want to implore us to try to save money. I mean if we -- for \$3 million, we could hire four or five people to run our own temp staffing agency. Recently in Arizona, County Manager, I think I forwarded you the article, a temp worker was arrested for taking a job in the tabulation department. And when I kind of researched that further with the people in Arizona, they said that they run their temp workers. They have a department for temp workers within their county. And they were able to get to the bottom of that really quickly because they knew exactly who it was. They knew exactly where you lived. They're exactly -- and we're not going to a third party, and having a third party choose who works and who doesn't work our elections. And I would like to see that, if at some point, we can take control of that, so that there won't be any bias, and that we have direct control. So I'm not supportive of temp staffing at all. I hope we could model after other counties who do not use temp agencies to the extent we do. And I'm happy to work with you if you would like to explore that."

**NADINE WILLIAMS, DIRECTOR, ELECTIONS:** "Okay. So regarding your -- I responded to your letter yesterday in regards to the comment about us -- that by the temp agency possibly discriminating against people's political backgrounds. When we hired temp workers, we do not ask their political affiliation. There is no way for us to discriminate, because we don't have that information. So that information, unfortunately, is not accurate. If we do release employee, whether permanent or temporary, we completely tell them the reason why they have been removed, and it's all documented. So there is -- the allegation that we possibly discriminate based on political affiliation is incorrect. And I outlined that in the letter that I sent to you yesterday in response to the concerns you gave us yesterday."

**COMMISSIONER THORNE:** "Yes. And I -- I didn't say that they discriminate. They feel like indirectly they're discriminated within their precinct. They'll come back from lunch, you know, they'll take their hour lunch. But they signed out 12:30, and they come back at 1:40, but they really didn't leave until 12:40. And then they get laid off, whereas, there's people in the precinct that are coming and going willy-nilly and running errands, and the managers are taking off. And so they feel is -- they feel -- it's not -- it's a perception that they've -- they're treated differently within their precinct versus other people in their precinct."

**NADINE WILLIAMS, DIRECTOR, ELECTIONS:** "So if you send me the information of who you're referring to, I can give you the --"

**COMMISSIONER THORNE:** "And there's --"

**NADINE WILLIAMS, DIRECTOR, ELECTIONS:** "-- background information."

**COMMISSIONER THORNE:** "-- there's several. And I wouldn't bring it forward if it -- if it was just one or two. There's several complaints that I've gotten recently --"

**NADINE WILLIAMS, DIRECTOR, ELECTIONS:** "Well, we, like I said earlier, we review all terminations to make sure they're valid and documented. So if you send me that information, we can do a deeper dive. But I can promise you that all that is documented, and there's always two sides to every story with any type of personnel issue. And we will be happy to reinvestigate if need be. But again, just to make sure I make it clear, the temp agency does not just give us people that we just blindly assign. We literally ask for resumes, we completely do a -- completely vet the person out before we assign them. The temp agencies recruit them, but our managers, our permanent county managers look over the resumes, triple check who they're putting into the precincts before (unintelligible) just randomly placed into precincts. That does not happen. We vet them out before they get placed."

**COMMISSIONER THORNE:** "And we verify that background checks have been completed and all that?"

**NADINE WILLIAMS, DIRECTOR, ELECTIONS:** "Yes, we do."

**COMMISSIONER THORNE:** "That's great. Thank you."

**CHAIRMAN PITTS:** "All right. Motion on the floor is to approve. Let's vote, please."

**CLERK GRIER:** "And the vote is open. And the motion passes; five yeas, one nay."

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**CLERK GRIER:** "**24-0473**, Registration and Elections request approval of a statewide contract for Master Solution Purchase and Services Agreement in the total amount not to exceed \$437,230."

**CHAIRMAN PITTS:** "All right. We have a motion to approve by Commissioner Natalie Hall, seconded by Commissioner Dana Barrett. Commissioner Thorne, you have the floor."

**COMMISSIONER THORNE:** "Yes. Could you explain the KnowInk poll pad purchase? Are we short? Are we trying to expand our check ins? Did we lose poll pads? Did they break, or what the situation is there?"

**NADINE WILLIAMS, DIRECTOR, ELECTIONS:** "No. We are requesting to upgrade our poll pads to the new Sailor poll pads that KnowInk provides. What that will do is allow us, if there's any type of upload needs to be done to the poll pad, it can be done remotely through KnowInk. So that we don't have to physically go out to the precinct on Election Day, have voters waiting in line to get an upgrade. So the request is for to get those Sailor poll pads."

**COMMISSIONER THORNE:** "Okay. And are we having -- I remember early in the year, we approved to have KnowInk technicians on site. Are we going to have to pay for them? Or since these new poll pads come online, we can -- they can remotely help us?"

**NADINE WILLIAMS, DIRECTOR, ELECTIONS:** "They can remotely help us. But no, we asked for the KnowInk techs as a precaution if we need them. But usually do not need them. We're able to handle it in house, but that's what that was earlier this year."

**COMMISSIONER THORNE:** "Okay. And did you go over this with your board, these purchases with your board?"

**NADINE WILLIAMS, DIRECTOR, ELECTIONS:** "No, we did not."

**COMMISSIONER THORNE:** "Okay. I mean, I'm obviously -- I agree, like, that would be great to have the upgrade in the systems. But on the A part, Dominion Voting System, Incorporated for Security Ballot Stock watermark paper, I understand, you know, that's been legislated in. It's a unfunded mandate that the legislatures put on us. And, you know, I think Dominion got a cushy contract there that we have to buy all our paper from them. But without that being said, the ImageCasts Prime Privacy Filters, that is not mandated. So why are we -- how much is that part of the --"

**NADINE WILLIAMS, DIRECTOR, ELECTIONS:** "So what that is, is the touchscreens that you go to vote on. We're putting a filter on the screen to help voter privacy. Some of our precincts are tight, people can see each other, have said that they can see the other person casting their ballot. So they're like privacy screens, is what that is. They're not mandatory, but they're assisting us with voter privacy."

**COMMISSIONER THORNE:** "Well, what is the cost of that, because it's --"

**NADINE WILLIAMS, DIRECTOR, ELECTIONS:** "I believe they're like, \$80 per screen."

**COMMISSIONER THORNE:** "So of the 148, how much is the cost?"

**NADINE WILLIAMS, DIRECTOR, ELECTIONS:** "I'd have to get those totals. I'm sorry, I don't have that in front of me."

**COMMISSIONER THORNE:** "Because I don't know if you've heard, like, we -- we're really trying to tighten our belts. And we had -- we're trying not to raise our millage rate. Well, we can't raise our millage rate. And we have a lot of people down here saying, let's just stick with what we really have to do. And I see that as something that's nice. You don't -- you can't tell me the cost, the actual cost of it. But I just see it as -- as a manager, you can set up your precinct so that 75 percent of people have privacy when they vote. We spent thousands -- or millions of dollars on those cases that have the side things that come out. I know, as a manager, I was directed to set up my precinct so that people did have privacy. I'm sorry that some managers can't, but you should be able to. Those are four-sided, three of the four sides should have privacy. I would like to make a motion to not approve the privacy filters since they're not mandated by law, if we could have that removed."

**CHAIRMAN PITTS:** "So you're asking for a division of which -- which item?"

**COMMISSIONER THORNE:** The A on here, Dominion Voting."

**CHAIRMAN PITTS:** "The 437,230?"

**COMMISSIONER THORNE:** "I think it's 148, 148,780."

**NADINE WILLIAMS, DIRECTOR, ELECTIONS:** "So the 148 is going to include the watermark paper and the privacy screens. Are you -- are you declining our watermark paper that's required now?"

**COMMISSIONER THORNE:** "No. I want to -- I want to -- you have to get that by law. And we have to do what we have to do by law. But right now, I think we can hold off on the privacy filters. But I don't know the amount. Would you guys know the amount?"

**SHARON WHITMORE, CHIEF FINANCIAL OFFICER:** "Commissioner Thorne, reading from the agenda package, I believe it's page 256, the ImageCasts X Prime Privacy Filter is listed at a total of \$52,780."

**COMMISSIONER THORNE:** "That would leave 96,000 for paper?"

**SHARON WHITMORE, CHIEF FINANCIAL OFFICER:** "Yes, ma'am."

**COMMISSIONER THORNE:** "About 96,000 for paper."

**CHAIRMAN PITTS:** "Okay. So your amendment that is to -- on -- she's asking for a division of 148,780. 52,000, roughly of that, is for this privacy. And balance then will be approximately 96,000. That's her amendment. What?"

**COMMISSIONER ARRINGTON, JR.:** "Point of order, Mr. Chair."

**CHAIRMAN PITTS:** "Yes, sir."

**COMMISSIONER ARRINGTON, JR.:** "You're the Chair, I guess, if you rule that that's division. It sounded like she was trying to make a substitute motion and it failed to get a second. So, you know, I -- she didn't ask for division. Sounded like she was trying to make a substitute motion. But either way, it hasn't been -- there -- there's no second on -- if it was a substitution motion, there was no second. If it is an amendment, then it has not been accepted by either the mover or the seconder. So I don't think it goes anywhere."

**CHAIRMAN PITTS:** "Well, she's asking for a division, which is -- which is -- she has the right to do that. And the math works out at 52,000. That's what the privacy would be, which would leave this paper then with 96,000, the 437 and the 288, so that would be the --"

**COMMISSIONER ARRINGTON, JR.:** "She did not use the word division, she said motion, was the word that she used."

**CHAIRMAN PITTS:** "Well, I'm saying that she's asking for it, and she's entitled if she would like for a division, she can. So let's vote up or down."

**VICE CHAIR ABDUR-RAHMAN:** "I'm still in the queue."

**CHAIRMAN PITTS:** "Vice Chair, you have the floor."

**VICE CHAIR ABDUR-RAHMAN:** "I think we need to be very, very careful to take a test of, because it's not mandated by law, then why are we doing it? With all due respect, Commissioner Thorne, there are things that are not mandated in this building that we do. And so you get into what I consider -- I guess, I'm going the right way, my phone says GPS signal lost. So I guess, I'm here, Chairman. So I'm here, y'all. Slippery slope, because publicly, you have said, privacy screen. Some of them are a little too tight. Now, what you have just said to me is that the next Election Board meeting, somebody is going to say, I voted, and I didn't have a screen up. That's the reality of where we are in Fulton County. With all due respect, Commissioner Thorne, I understand the point he that you're trying to make. My disagreement is that, if we start doing piecemeal, and saying, well, you can buy this, you can't buy this, you can buy

this, you can't buy this, then as Commissioners, we start running departments. And we know when we start running departments, we're asking for litigation. And so I'm going to have to vote against this. And I'm have to -- I'm going to have to strongly ask my colleagues to vote against this. Because if, in your role and those up under you, see that there is a potential, something can be a potential risk, and never be mandated, just like something could be mandated, and not funded. So we can't have the conversation of a mandate that has not been funded, and we not at the state saying, you need to give us more money because you mandated this. If we're going to have a conversation that says, well, this is not mandated, so we shouldn't be paying for it. Can't have it one way, can't have one conversation, not have the other. So with all due respect, I am not going to support this. If there's something else that you want to do to make sure conversations, audits, whatever. But this, I think is getting into a very slippery slope. Because now, I can go to other departments and tell them, well, I don't think you need this, and I don't think you need that. And we're not going to do it. So I'm going to, unfortunately, with all due respect, have to disagree that that should not be taken out. We have, as Commissioners, at our arsenal, the budget. We have the opportunity to come and view and do whatever else we need to do. But let's not do this. I'm very scared that that will be the next suit against Fulton County is, I was in my booth, and I was able to see Joe Blow on each side cast their vote. That is dangerous territory, whether it's mandated or not."

**NADINE WILLIAMS, DIRECTOR, ELECTIONS:** "Thank you. May I also add that each precinct is not the same. So the space at Wolfcreek Library is not the same as the East Roswell Library. Some spaces are tighter than others. That's why we asked for the privacy screens to make sure the voters cannot see each other casting their ballots. So each -- even though managers are told to make sure they can -- they can accommodate as much privacy as possible, those screens are to help with the situation because it helps people not be able to see."

**CHAIRMAN PITTS:** "Okay. Commissioner Natalie Hall."

**COMMISSIONER HALL:** "Thank you, you just answered my question."

**CHAIRMAN PITTS:** "Commissioner Ellis."

**COMMISSIONER ELLIS:** "Yeah. I would just hope we wouldn't grandstand these issues. I mean, look, it's not out of bounds for somebody to vote up or down a spending item. I mean, that's what we're here to do, to evaluate spending and whether or not we think those are accurate things to do or not. When it's before us to vote on, it's fair game. And that doesn't get into anything about running an individual department, or else, if that were the case, we give people their budgets, and tell them to spend it like

they want to, and none of us would be up here meeting in during the course of the individual day. So, you know, it's fair game for us to ask the questions. And if we don't think that it's an appropriate expenditure, then we vote it down -- vote it up or down. And you know, an individual's vote according to their, you know, their -- to the way that they've evaluated it and you go from there. So let's -- let's not overly grandstand this issue. I just, on that particular point on the privacy screens, are you -- is there some sort of state law requirement that we have these, you've answered that as, no. Is there some sort of state law or requirement that the precincts be configured in a way that there is no chance that somebody's going to be able to view the way somebody's voting?"

**NADINE WILLIAMS, DIRECTOR, ELECTIONS:** "Yes. So you are to configure a precinct to make sure there's voter privacy. And this will help with that situation."

**COMMISSIONER ELLIS:** "Okay. So that's -- okay. There is that requirement. Are we attempting to do that right now?"

**NADINE WILLIAMS, DIRECTOR, ELECTIONS:** "Yes."

**COMMISSIONER ELLIS:** "Okay, all right. Thank you, Ms. Williams."

**CHAIRMAN PITTS:** "Commissioner Thorne."

**COMMISSIONER THORNE:** "I just want to say, I listen to board meetings. And I just think this is something you really should be discussing with your board, your board should have more input on this. These privacy screens have been available for years since the equipment came out. I hear counties that can't afford the screens. They simply can't afford \$80 per BMD. Your average precinct probably has 10, 12 BMDs. You're looking at it \$1,000. You're looking at 255 precincts -- or we have 177. I don't know what we're going to have this November. We have the most expensive per capita expenditure on elections than any other county. I know county -- but most counties don't have the big old cabinets like we spent millions of dollars on, that provide privacy, that have doors that come out to block it, that are four sided so that you can choose if you really want your privacy, you can choose which side you want to be on. Now, a small person, they can't cover up that large BMD, that's a complaint. And they do need more privacy. A larger person, can probably cover the whole thing. Me, I don't care if anybody sees how I vote. I think we just need to be really, really careful with our dollars right now, not doing any unnecessary expenses. If you look, most counties, they don't have the cabinets. They simply have tables lined up with the BMD on a table and a little three-card privacy screen that goes around them. And that's all they have. I think it's great that we have the cabinets we have, it makes it great for setting up, easy



setup, connecting printers, connecting BMDs, powering them up all at once. I think the Fulton County residents have made a tremendous investment in that. And I don't -- I don't care if Joe Blow next to me can see me vote or not. But obviously, there are people that are. And as long as we make accommodations for them, we are within the confines of the law. I just requested that we break up, because I am for upgrading the KnowInk pads, getting the paper, I'm just not up for spending money on something that we don't need at a time when we're trying to save money and lower our millage rate. The 52,780, it could be used towards our community nonprofits that we couldn't fund. 50,000 could go towards a lot of other things that we really need in this county, and not something that's just nice to have. And plus, if we don't have an expenditure of exactly, you know, what precincts, we could put privacy screens just on the visible side of the BMD cabinet that faces the managers. And we could try to reduce our cost. But I don't see any analysis that's been done there on which precincts need privacy screens, which ones don't. It just seems to be a blanket request for privacy screens. And without that, I can't approve it."

**CHAIRMAN PITTS:** "Commissioner Ellis."

**COMMISSIONER ELLIS:** "Just shifting -- shifting topics, just real quick. Just because I -- it's, I think for a lot of people trying to understand all the different sort of technology puts and takes when it comes to elections now. For the average citizens, it's certainly become increasingly complex to understand. But on the part B, if you read it on its face, and it gives the appearance that we're spending like, \$5,000 for, you know, per iPad. But I guess the way you described it, that this not just the purpose of 50 iPads. What, it's --"

**NADINE WILLIAMS, DIRECTOR, ELECTIONS:** "No."

**COMMISSIONER ELLIS:** "It's actually the purchase of some sort of software."

**NADINE WILLIAMS, DIRECTOR, ELECTIONS:** "Five -- yes, 500 poll pads, and the soft -- and the licenses that go with that."

**COMMISSIONER ELLIS:** "500 poll pads. So is this a typo in here?"

**NADINE WILLIAMS, DIRECTOR, ELECTIONS:** "It looks like it is."

**COMMISSIONER ELLIS:** "It says 50 in the paperwork. Is it supposed be 500?"

**NADINE WILLIAMS, DIRECTOR, ELECTIONS:** "It's supposed to be 500 poll pads."

**COMMISSIONER ELLIS:** "Okay. That's a big difference. So that would explain why -- all right, thank you for clarifying that. 500 iPads and 500 data activation points, okay."

**CHAIRMAN PITTS:** "All right. The -- what's before is a division that was requested. So if you support what Commissioner Thorne is saying, you would vote, yes. If you do not, you'd vote, no. Let's vote on the division that we --"

**COMMISSIONER BARRETT:** "Just to divide it?"

**CHAIRMAN PITTS:** "Yes. No, no, no, not the division. She can ask for a division."

**COMMISSIONER BARRETT:** "Okay. So we're voting on what, the 50-something thousand?"

**CHAIRMAN PITTS:** "No. We vote on the paper as a whole, the 437,230, the -- where it says 148, that will be 96, based upon her division. And then 288,450. Yeah. I'll read it again."

**COMMISSIONER BARRETT:** "What is the total dollar amount that we are voting on right now?"

**CHAIRMAN PITTS:** "437,230. Then the one what's listed is 148,780. That has been broken out. The 52,000 is what she's concerned about, and she asked for a division. That would make that number then, if you deduct that, that will leave approximately 96,000 instead of 148. Then going down to the where you have the 50 versus the 500 pads, that's 288,450."

**COMMISSIONER BARRETT:** "So this is a, yes, on everything but the 50-something; is what the you're --"

**CHAIRMAN PITTS:** "No. It says a whole. If this fails, then we go back to the original. Just vote, no, if you not to supporting it."

**VICE CHAIR ABDUR-RAHMAN:** "Chairman, you're confusing me now on this."

**COMMISSIONER ARRINGTON, JR.:** "It's not -- (off-mic comments) all three items have to be voted on separately."

**CHAIRMAN PITTS:** "We can do it either way. Let's vote on the 437,220."

**VICE CHAIR ABDUR-RAHMAN:** "So exactly -- with all due respect, Chairman, what are we voting on?"

**CHAIRMAN PITTS:** "I'm getting ready to explain one more time. One more time. We pass millions of dollars, and on 52,000 -- all right. 437,230, all right. Let's make that motion on that one."

**COMMISSIONER THORNE:** "(Off-mic comments.)"

**CHAIRMAN PITTS:** "No, no, no. Listen, let me -- let me preside, because I -- we're going to vote on them separately. The 437,230, is there a motion to approve that?"

**COMMISSIONER THORNE:** "(Off-mic comments.)"

**COMMISSIONER ARRINGTON, JR.:** "Point of order, Mr. Chair. You said it was divided, so we can't vote on the 437,230 if it's divided. The 437,230 is the combination of 148,780 plus the 288. And the 148 has even been further subdivided to the 90 and 50. And so that's what we're dealing with."

**CHAIRMAN PITTS:** "The 437,230 includes -- includes the 148, let's do the math here."

**COMMISSIONER ARRINGTON, JR.:** "Well, it was a A and a B. And so we're -- if we're dividing this it would be A and B. But her request for a division, which you allowed, is to subdivided A --"

**CHAIRMAN PITTS:** "Correct."

**COMMISSIONER ARRINGTON, JR.:** "-- which is the 148. But you can't subdivide A without also subdividing B. So basically, there would now be a A, a B, and a C. A will be Dominion Voting System; B would be Security Ballot Check and -- or A would be Security Ballot Check; B would be ImageCast Primary Filters; and C would be KnowInk."

**CHAIRMAN PITTS:** "That's not correct."

**VICE CHAIR ABDUR-RAHMAN:** "Parliamentarian."

**CHAIRMAN PITTS:** "Madam Parliamentarian. I disagree with that. Madam Parliamentarian."

**Y. SOO JO, COUNTY ATTORNEY:** "By our readings, A would be the portion that would be subdivided, under our understanding of what Commissioner Thorne was asking."

**CHAIRMAN PITTS:** "Thank you."

**COMMISSIONER ARRINGTON, JR.:** "You can't subdivide A without -- you can't divide part of an item without dividing the whole item. It's one item, it's got three different -- it's got two different things. And if you subdivide A that makes it three different things that have to be voted on."

**VICE CHAIR ABDUR-RAHMAN:** "Chairman, unfortunately, Commissioner Arrington is right on this. So I would ask that you all, maybe, revisit it."

**CHAIRMAN PITTS:** "Direct your -- direct that to the parliamentarian."

**VICE CHAIR ABDUR-RAHMAN:** "Parliamentarian --"

**CHAIRMAN PITTS:** "I had ruled --"

**VICE CHAIR ABDUR-RAHMAN:** -- Commissioner Arrington is correct on this. So can you just, for the sake of the listening audience, recheck, because he is correct based on my ACCG training."

**CHAIRMAN PITTS:** "That's the problem."

**Y. SOO JO, COUNTY ATTORNEY:** "So I think we may be saying the same thing. So what we subdivided is A, being security ballots, and then the -- I can't read my handwriting is that -- privacy filters, and then B, being the iPads. Is that consistent with what your understanding, Commissioner Arrington?"

**COMMISSIONER ARRINGTON, JR.:** "No, ma'am. A is the Security Ballot Stock. Currently, right now, A includes the ballot stock and the private filters. Because the Chair allowed division, there is, I guess, A-1 is the ballot stock, and A-2 is would be the filters. And then B would be --"

**Y. SOO JO, COUNTY ATTORNEY:** "Is the iPad."

**COMMISSIONER ARRINGTON, JR.:** "No. Would be the 500 pads. So there's three items that have to be voted on --"

**Y. SOO JO, COUNTY ATTORNEY:** "Yes."

**COMMISSIONER ARRINGTON, JR.:** "-- if there is division."

**Y. SOO JO, COUNTY ATTORNEY:** "Yes. I think we are in agreement about that."

**VICE CHAIR ABDUR-RAHMAN:** "Thank you."

**CHAIRMAN PITTS:** "All right. Madam Clerk."

**CLERK GRIER:** "My question is, who's making the motion? Because we -- I have Hall and Commissioner Barrett second."

**CHAIRMAN PITTS:** "No, no, no. The original motion was to approve by Commissioner Natalie Hall, and was seconded by Commissioner Dana Barrett."

**CLERK GRIER:** "Correct."

**CHAIRMAN PITTS:** "Now, Commissioner Thorne ask for a division, which she's entitled to do. The County Attorney, who is the Parliamentarian, has explained it from her perspective. And that's what's before us. Now, on the motion --"

**CLERK GRIER:** "So we don't need a motion for -- okay."

**CHAIRMAN PITTS:** "Madam County Attorney, you're still -- strike that -- Madam Parliamentarian."

**Y. SOO JO, COUNTY ATTORNEY:** "So the way that I would recommend proceeding is to vote on A-1, security ballots first, A-2, privacy filters first. And then the third item would be B, iPads. I think we're all saying the same thing, just calling A-1 and 2, and B, versus A, B, and C. But it doesn't matter what we call it, those are the three items. And I think we all agree on that."

**CHAIRMAN PITTS:** "She's entitled to a division, that's -- so let's follow that so we can get -- we got a lot to cover --"

**COMMISSIONER ARRINGTON, JR.:** "The question is, do we need three separate motions since it's been divided?"

**CHAIRMAN PITTS:** "Yes."

**Y. SOO JO, COUNTY ATTORNEY:** "Yes, I would do a separate vote on each item."

**COMMISSIONER ARRINGTON, JR.:** "All right, I move that we move forward on the Security Ballot Stock, at whatever amount that is, 90-something thousand --"

**FELICIA STRONG-WHITAKER, DIRECTOR, PCC:** "96,000."

**COMMISSIONER ARRINGTON, JR.:** "96,000?"

**FELICIA STRONG-WHITAKER, DIRECTOR, PCC:** "Yes."

**CHAIRMAN PITTS:** "All right."

**COMMISSIONER ARRINGTON, JR.:** "That's my motion."

**CHAIRMAN PITTS:** "It is seconded by Commissioner Barrett. Arrington made the motion, second by Commissioner Barrett. Let's vote."

**CLERK GRIER:** "And the vote is open. And the motion, passes six yeas, zero nays."

**CHAIRMAN PITTS:** "Next motion."

**COMMISSIONER ARRINGTON, JR.:** "I move that we do approve the 50,000 for the privacy filters."

**CHAIRMAN PITTS:** "Motion to approve by Commissioner Arrington, seconded by Commissioner Dana Barrett. Let's vote."

**CLERK GRIER:** "And the vote is open. And the motion passes; five yeas, one nay."

**CHAIRMAN PITTS:** "Next portion."

**COMMISSIONER ARRINGTON, JR.:** "I move that we approve the 288,450 for the purchase of 500 poll pads, with 500 annual data activation plans."

**CHAIRMAN PITTS:** "Motion to approve by Commissioner Thorne, seconded by Commissioner Dana Barrett."

**CLERK GRIER:** "And the vote is open. And the motion passes; six yeas, zero nays."

**NADINE WILLIAMS, DIRECTOR, ELECTIONS:** "Thank you."

**CHAIRMAN PITTS:** "All right. Continue, Madam Clerk."

\*\*\*\*\*

**CLERK GRIER:** "**24-0474**, Real Estate and Asset Management request approval to amend an existing contract to provide battery backup power demand management at no cost to the county at the Metropolitan Library."

**CHAIRMAN PITTS:** "All right. Motion to approve by Commissioner Natalie Hall, seconded by Commissioner Ellis. Please vote."

**CLERK GRIER:** "And the vote is open. And the motion passes unanimously."

\*\*\*\*\*

**CLERK GRIER:** "On page 6, **24-0475**, Request approval to increase spending authority for On-site Door Repair and Overhead Door Preventive Predictive Maintenance Countywide in an amount not to exceed \$131,830."

**CHAIRMAN PITTS:** "Favorable motion by Commissioner Thorne, seconded by Vice Chair Abdur-Rahman. Please vote."

**CLERK GRIER:** "And the vote is open. And the motion passes unanimously."

\*\*\*\*\*

**CLERK GRIER:** **24-0476**, Request approval of a change order greater than 10 percent in an amount not to exceed \$213,450 to modify the scope of work for the installation, directional, and interior signage of the Fulton County Central Warehouse."

**CHAIRMAN PITTS:** "All right. A motion to approve by Vice Chair Abdur-Rahman, seconded by Commissioner Bridget Thorne."

**CLERK GRIER:** "And the vote is open. And the motion passes; six yeas, zero nays."

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**CLERK GRIER:** **24-0477**, Request approval to close out a contract in the amount not to exceed \$94,563 to cover the final payment for continued janitorial services rendered in April and May of 2024."

**CHAIRMAN PITTS:** "Motion to approve by Commissioner -- Vice Chair Abdur-Rahman, seconded by Commissioner Bridget Thorne. Please vote."

**CLERK GRIER:** "And the vote is open. And the motion passes unanimously."

\*\*\*\*\*

**CLERK GRIER:** **24-0478**, Request approval to close out a contract in an amount not to exceed \$95,175.60 to cover the cost for final payment for services rendered for providing continued janitorial services."

**CHAIRMAN PITTS:** "Motion to approve by Commissioner Bridget Thorne, seconded by Commissioner Dana Barrett."

**CLERK GRIER:** "And the vote is open. And the motion passes unanimously."

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**CLERK GRIER:** "On page 7, **24-0479**, Request approval of a statewide contract in an amount not to exceed \$344,190.86 to continue to provide preventive and corrective maintenance services for Fulton County Animals Services facility."

**CHAIRMAN PITTS:** "We have a motion to approve by Commissioner Thorne, seconded by Vice Chair Abdur-Rahman. Please vote."

**CLERK GRIER:** "And the vote is open. And the motion passes unanimously."

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**CLERK GRIER:** "24-0480, Request approval of statewide contracts in the total amount of \$160,000 to provide tires, tubes, accessories, and repair services for Fulton County fleet vehicles."

**CHAIRMAN PITTS:** "Motion to approve by Commissioner Thorne, seconded by Commissioner Dana Barrett."

**CLERK GRIER:** "And the vote is open. And the motion passes unanimously."

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**CLERK GRIER:** "24-0481, Request approval to utilize a statewide contract in an amount of \$103,125 to provide continued preventative and corrective maintenance services for county-owned facility currently leased to the State of Georgia Department of Human Services."

**CHAIRMAN PITTS:** "All right. Favorable motion by Commissioner Bridget Thorne, seconded by Vice Chair Abdur-Rahman. Please vote."

**CLERK GRIER:** "And the vote is open. And the motion passes unanimously."

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**CLERK GRIER:** "24-0482, Information Technology request approval to utilize cooperative purchasing for on-call IT services in an amount not to exceed \$550,000."

**CHAIRMAN PITTS:** "We have a favorable motion by Commissioner Dana Barrett, seconded by Commissioner Thorne. Commissioner Ellis."

**COMMISSIONER ELLIS:** "Can you explain that, I mean, I know, possibly we had these before. But can you explain the cooperative purchasing arrangement here? Because it's -- it says cooperate purchasing with the city of Atlanta versus it's -- us versus a like, utilizing a statewide contract."

**FELICIA STRONG-WHITAKER, DIRECTOR, PCC:** "In this instance, we can do cooperative purchasing with other governmental agencies when they've gone through a procurement process, and it has been verified and documented. And that was with the city of Atlanta's solicitation for the professional IT demand services."

**COMMISSIONER ELLIS:** "So --"

**FELICIA STRONG-WHITAKER, DIRECTOR, PCC:** "We're utilizing cooperative purchasing with another governmental entity."



**COMMISSIONER ELLIS:** "Yeah, I know it. I mean, infrequently, we've done that with other municipalities; is that correct?"

**FELICIA STRONG-WHITAKER, DIRECTOR, PCC:** "Yes."

**COMMISSIONER ELLIS:** "And in this space, have we done that before, the IT space?"

**FELICIA STRONG-WHITAKER, DIRECTOR, PCC:** "We've had a previous approval for this same contract. But previously, the county did have --"

**COMMISSIONER ELLIS:** "We had our own procurement for it, correct?"

**FELICIA STRONG-WHITAKER, DIRECTOR, PCC:** "We did a procurement for it, yes."

**COMMISSIONER ELLIS:** "Why not do that in this particular case? Why don't -- why don't we do our own procurement in this particular case?"

**KEVIN KERRIGAN, DIRECTOR, IT:** "Good afternoon, Commissioners. I don't have a direct answer on that beyond the fact that this vehicle has been in place, was a cooperative agreement allows for staff augmentation and services to conduct IT service work, I think, officially."

**COMMISSIONER ELLIS:** "All right. So we've had it in place before, and we're renewing it? Or this is the first time we're doing the cooperative purchasing with the city Atlanta for this -- this?"

**FELICIA STRONG-WHITAKER, DIRECTOR, PCC:** "This is our first time renewing it through the end of this year."

**COMMISSIONER ELLIS:** "Renewing it?"

**FELICIA STRONG-WHITAKER, DIRECTOR, PCC:** "I'm sorry. The problem is, is that both the state and the city of Atlanta are on different fiscal years than the county. We're on the calendar, they're on the July 1st through. So we do have to bring these things back because their contracts end, and they renew them at different times during. So we have to bring things back twice --"

**COMMISSIONER ELLIS:** "So, I mean -- okay. So this is an existing contract?"

**FELICIA STRONG-WHITAKER, DIRECTOR, PCC:** "Yes."

**COMMISSIONER ELLIS:** "And the one that it was -- and when we did it, it was with the city of Atlanta specifically?"

**FELICIA STRONG-WHITAKER, DIRECTOR, PCC:** "Correct."

**COMMISSIONER ELLIS:** "Okay. That was my question. And this was the first time we've done that versus having our own procurement. And this is increasing the spending authority on this first-time contract?"

**FELICIA STRONG-WHITAKER, DIRECTOR, PCC:** "Correct. To take us through the end of our calendar year."

**COMMISSIONER ELLIS:** "How is this -- how is this -- how have they performed in terms of where we have needs? It's been certainly a different and challenging year from an IT perspective. So did this serve to actually benefit us throughout the course of this event -- events that we've experienced or can you give some, you know, color on that?"

**KEVIN KERRIGAN, DIRECTOR, IT:** "Of course. So, yes, it's been in the areas of really some of the key projects that were in flight that we were then not able to continue before with as we responded to our cyber incident as well as accelerating our cloud migration strategy coming out of the incident as well. And then also, augmenting resources to backfill where we either have vacancies or just have a shortage of resources."

**COMMISSIONER ELLIS:** "Okay. And in -- and in these cases, are -- we have individuals doing duplicate work for us and the city of Atlanta, or did that not work that way in terms of the way this contract is constructed?"

**KEVIN KERRIGAN, DIRECTOR, IT:** "I can't address that directly. But it's my understanding the resources that are -- we're using are not conducting work at the city or would overlap."

**COMMISSIONER ELLIS:** "Okay. All right, thank you."

**CHAIRMAN PITTS:** "All right. We have motion on the floor to approve by Commissioner Dana Barrett, seconded by Commissioner Thorne. Please vote."

**CLERK GRIER:** "And the vote is open. And the motion passes; five yeas, zero nays."

\*\*\*\*\*

**CLERK GRIER:** "Under Arts and Libraries, **24-0483**, Request approval of the Fiscal Year 2024 Contracts for Services Program funding recommendations totaling \$3 million."

**CHAIRMAN PITTS:** "Motion to approve by Commissioner Natalie Hall, seconded by Vice Chair Abdur-Rahman. Please vote."

**CLERK GRIER:** "And the vote is open. And the motion passes; six yeas, zero nays."

\*\*\*\*\*

**CLERK GRIER:** "On page 8, Under Health and Human Services, **24-0484**, Public Works request approval of a recommended proposal for Progressive Design/Build Services for Campbellton Pump Station and Force Main in an amount not to exceed \$1,918,000."

**CHAIRMAN PITTS:** "All right. Favorable motion by Commissioner Dana Barrett, seconded by Vice Chair Abdur-Rahman. Please vote, cast your vote."

**CLERK GRIER:** "And the vote is open. And the motion passes unanimously."

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**CLERK GRIER:** "Under Justice and Safety, **24-0485**, Medical Examiner requests ratification of an emergency purchase order in an amount not to exceed \$177,000 with Forensic Pathology Staffing Services."

**CHAIRMAN PITTS:** "All right. Motion to approve by Commissioner Ellis, seconded by Commissioner Thorne. Please vote."

**CLERK GRIER:** "And the vote is open. And the motion passes; six yeas, zero nays."

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**CLERK GRIER:** "**24-0486**, County Manager Presentation and approval to authorize the release of an RFP for Program Management Services to conduct an assessment of the Rice Street and South Annex jail facilities, develop a scope of work for facility renovations and new construction and manage the delivery of the project."

**CHAIRMAN PITTS:** "We have motion to approve by Commissioner Ellis, seconded by Vice Chair Abdur-Rahman. Yes, sir."

**STEVE NAWROCKI, DIRECTOR, JUSTICE PROGRAMS:** "Good afternoon, Commissioners. Steven Nawrocki, Strategy Office. Today, we'll be reviewing our new approach to the jail as directed by the Board. If we could pull the presentation up. Thank you. You can go to the next slide, please. So a quick review of our agenda here, and we'll start with the background and key assumptions around the RFP. Next, we'll look at the financials, scope of work for this program management team, as well as

the timeline for both the procurement and deploying them, and follow that up with some considerations. And then the Board's -- our request to the Board to authorize the release of an RFP for the program management services. Next slide. So for the background, as a refresher, a new -- an RFP was released back on May 13th, for a new replacement jail for the program management team. At the May 15th BOC meeting, the Board voted to rescind the RFP and directed the County Management Team to do two things: One, revise and reissue the RFP with a focus on renovating the existing facility. And then second, identify the maximum available budget for the project. As we were updating the RFP scope, we were guided by a couple key assumptions, which you'll see here for the project. First, that the scope will include renovations of both Rice Street and the South Annex and estimates -- and include estimates for the new special-purpose facility. And just to note, as I say Rice Street throughout this presentation, that would also include the Marietta Annex on that campus. Our next assumption would be that the project funding would not require a millage rate increase. We would need a plan for inmate relocations during the construction phase of the renovations. These renovations will improve the conditions and extend the useful life of the facilities. And finally, we plan to leverage a conduit bond issuance through the South Fulton Jail Authority. If we can go to the next slide. And here, we'll walk through the financials. And I'll turn it over to our CFO to review those."

**SHARON WHITMORE, CHIEF FINANCIAL OFFICER:** "Thank you, Steve. Good afternoon, Commissioners. As we were asked to identify what the financial footprint would look like to be able to move forward with some work and renovation and improvement at the county jail without increasing our budgeted costs, we looked at what we already had in the budget. In this year's budget we built in the \$10 million to support a bond issue to begin the design and in architectural engineering and all of that related to the originally proposed replacement jail. So what we are suggesting with this is that we would repurpose those funds to instead support a bond issue for jail refurbishment and rehab of existing facilities rather than for new the -- the new construction of a completely new replacement jail. That \$10 million is expected to generate between 85 and 150 million in bond proceeds with terms ranging from 10 to 30 years. And of course, our total proceeds would be impacted by market rates at the time that we would issue the bonds. In addition to that, we would look, and we would recommend to the Board that you reconsider your action that you took at the beginning of 2023, I believe, to place return TAD increments when Tax Allocation Districts close. By Board resolution, those are now being placed into a facility capital fund, multiyear facility capital fund. We have to run them through the general fund, because they're still general fund taxes. But we move them over into a capital fund. So what we would recommend is that instead of those resources as they are returned, being repurposed

for capital, as the Board's current resolution is that we would instead use them for debt service to allow us to issue -- issue some additional bonds. In looking at the Tax Allocation Districts that have already closed, or are -- we anticipate closing, we see that there's about 9.7 million in annual returned tax increment. That would include the closure of the Atlantic Station TAD that was discussed earlier this morning. With those resources returned, we would have, you know, roughly another \$10 million that we could look to generate another 85 to 150 million in bond proceeds, same terms and conditions as the current 10 million. So that is -- that is what we see as a via -- a viable funding alternative to support some bonds in order to rehab, refurb, whichever is the right term, and potentially look at construction of a special-purpose facility on the existing campus. And then these estimates that we have prepared for you now, really only look at the TADs closing and the increments return through 2025. The next timeframe that we potentially expect to see some closure is a few years out in the '28-'29 timeframe. But we really need to firm that up with Invest Atlanta to know for certain what those dates will be. So that's what I had to share with you today around what our potential financial footprint would look like."

**STEVE NAWROCKI, DIRECTOR, JUSTICE PROGRAMS:** "Great. Thank you, Ms. Whitmore. We can go to the next slide. And here, we'll walk through the scope of work. So for the program manager's scope, we anticipate the Purchasing Department conducting a single procurement. But this will be broken out into two separate phases. Phase I will focus on the facilities assessment of Rice Street and South annex. And this will result in a report from the program management team consisting of recommendations around what the renovations may look like, estimates around the new special-purpose facility, and then a plan around the movement of inmates during construction during the renovations. So kind of getting a bit more specific here, the primary five components of that Phase I, or of the Phase I activities would be the facility assessment, advising the county on prioritizing the findings from their report. Third, providing options and scenarios that would all work within that maximum allowable budget, developing a plan for inmate housing and movement during the construction phase. And then finally, providing estimates on that special-purpose building. Once the county has gathered all that information, done the analysis and formed a finalized scope of work for the project, Phase II would then commence with the program management team. And they would start assisting the County with kind of that next phase through oversight and management of the planning, design, and construction phases of the project moving forward. Can we go to the next slide? And here, we have kind of a timeline breakdown of those activities and our procurement schedule. I'll call out, just for reference here and apologies for not putting a legend on, the blue chevrons denote anticipated action by the Board. So starting with our procurement timeline at the top,

we are before you today requesting the release of the RFP. If approved, we'll target release by the end of this month. Our standard procurement process will then follow, and run from July to October. And we would be back before the Board at one of the December meetings requesting approval of that PM contract. We'd also anticipate at that same December meeting, doing a reimbursement request for bond proceeds. Moving down to the bottom timeline, the Phase I delivery. This work, we would anticipate if we followed the top schedule, this would -- the facility assessment would commence at the start of the new year, 2025. We would expect this assessment would carry about three or four months, with another month dedicated to the project management team compiling and submitting their report to the county with recommendations. Early summer timeframe around June 2025, the county would evaluate these recommendations, and develop the formal scope of work for the project and return to the Board in July to present what the scope of the work would be. And that would initiate the Phase II. Go to the next slide, please. So we want to leave you with this as you're evaluating the information requests before you today. A couple of project considerations that would, we anticipate may impact the overall project. So just going through them, the desired renovations may, in fact, exceed the available funding that our CFO walked us through. The maximum bonding capacity is dependent on the expected TAD increments being repurposed to support the debt service. The bond market may be more sensitive to jail funding or funding -- excuse me, may be more sensitive to funding jail-related projects relative to other market areas or industries. Our outsourcing options may be limited during construction. And finally, the findings of the DOJ investigation may impact what that scope of work that we would put forward to the Board. So with that, we do have a request to the Board to authorize the release of the RFP for program management services with a maximum allowable budget of 170 to 300 million. And that's my presentation. And with that, we will take any questions."

**CHAIRMAN PITTS:** "All right, questions? Commissioner Dana Barrett."

**COMMISSIONER BARRETT:** "Thank you, Mr. Chairman. I have a question couple questions. On -- first of all, I do want to say that I appreciate the effort that has gone into this. And understand that we have sort of, you know, asked you guys to go back to the drawing board here. So I appreciate that. I do want to just express a concern. This is not really a question, or maybe it's sort of both. But the timeline is -- really puts -- while we have some decision making along the way in terms of approving the vendor that's selected and the reimbursement request for the bond proceeds, et cetera. We're really pushing this entire thing off a year, essentially. It's until July of 2025 before we even are approving a potential plan, let alone starting to put effort towards that plan. So when, based on this -- you know, I guess assuming everything went swimmingly, would be actually starting to do renovation?"

**STEVE NAWROCKI, DIRECTOR, JUSTICE PROGRAMS:** "Can we go back to slide 6 to, just for a -- so Commissioner, working with Ms. Strong-Whitaker and Purchasing and also Mr. Davis here in D.R.E.A.M. Understanding there is going to be pretty a time-intensive period for procurement, and then the assessment and report. We would look to start that procurement phase for the planning and design and construction that summer of 2025. So it would be a couple of months after that to procure those vendors, start the design process, and then actually start renovations. Mr. Davis, I don't know -- add to that."

**JOE DAVIS, DIRECTOR, D.R.E.A.M.:** "Mr. Nawrocki is absolutely correct. I would also like to add that what you have before you is a very realistic schedule. We face unforeseens at all phases of the process, whether it be procurement, whether it be the actual construction. And so in order to not put ourselves behind the eight ball, if you will, we came out with and developed a schedule that we can realistically adhere to. There are opportunities for us to advance the schedule; things such as, the number of respondents to the RFP may be large, it may be small. If it's small, the evaluation process goes a little bit more smoothly and quickly. So, ultimately, I think this is a responsible schedule, but there are opportunities. And I think it's also important to mention, while we're asking the program management vendor to conduct a facility condition assessment, please understand that our current jail blitz effort in concert with the consultant, EMSI, we're already preparing and have already identified various critical building systems that we know are going to be a part of this and have developed some pricing models or proposals for those. Our intent is to hand those off to the PMT. That way, when they get to their work, they can already have certain things done, and not have to spend time on things that we've already addressed."

**COMMISSIONER BARRETT:** "Thank you for that. I appreciate it. On the, you know, getting started question, Phase I, according to the slides, does not include design. That's in Phase II, correct?"

**STEVE NAWROCKI, DIRECTOR, JUSTICE PROGRAMS:** "That's correct, ma'am. We would need to still identify the scope as part of the Phase I activities. Once that scope has been formalized, then the planning and design phase would start."

**COMMISSIONER BARRETT:** "Right. So I get that we would be starting sort of in summer 2025. But there's still the need to be -- and I also -- and you can correct me if I'm wrong here. But I'm assuming there are some things that can sort of be done without a design. If we're talking about a roof replacement, or, you know, replacing HVAC or something like that, it can be done without a design. But for any significant

renovation, we'd have to wait to begin until the design is completed and approved. So what is the timeline on that piece?"

**STEVE NAWROCKI, DIRECTOR, JUSTICE PROGRAMS:** "Again, Commissioner, I would -- I'd be very hesitant to get wager, only because we have not even identified what the scope of work is yet."

**COMMISSIONER BARRETT:** "Right."

**STEVE NAWROCKI, DIRECTOR, JUSTICE PROGRAMS:** "So I mean, we could anticipate it being months and months of design work regardless of whatever the scope shakes out to be."

**COMMISSIONER BARRETT:** "Right. So it's possible that we wouldn't really be doing any renovation work, you know, fixing and repairing, sure, but renovation work until late 2025 or 2026?"

**STEVE NAWROCKI, DIRECTOR, JUSTICE PROGRAMS:** "That's a -- oh, sorry."

**JOE DAVIS, DIRECTOR, D.R.E.A.M.:** "So part of this process, once we have that list of projects, that list that's prioritized, one of the things that we'll be doing in concert with the PMT is evaluating delivery mechanisms. Some things may be able to -- we may be able to use existing county contractors, thereby avoiding the long procurement process and things of that nature. Other things, we'll have to bundle, and put them -- put those things out for bid. Again, a lot, as you mentioned, Commissioner Barrett, a lot of things will not require a design. The principal design aspect of this will be when we look at the specialty-purpose building. And so a large part of that will be dictated by what we receive from the PMT as it relates to the projected cost of that building. As Mr. Nawrocki already indicated, we may not have enough funds to complete the entire plan. But the renovation, if you will, of the main jail and the South annex, that is our principal focus with a, I guess, alongside the purpose of look -- the goal of looking at the special-purpose building. But we're further away on the new construction than we are on the renovation. I expect that to proceed pretty quickly."

**COMMISSIONER BARRETT:** "On the -- thank you. On the special-purpose building, since you brought that up, that's a pretty vague term. Steve, do you think he could detail some of what is expected there for the public?"

**STEVE NAWROCKI, DIRECTOR, JUSTICE PROGRAMS:** "I think we would be relying very heavily on the program management team to kind of evaluate what the service offerings or needs would be as they do their facility assessment at Rice Street. And then working in concert with D.R.E.A.M., with the Sheriff's office, identify what that



purpose would be for the building. But again, I think we're too early days right now to speculate."

**COMMISSIONER BARRETT:** "But I mean, I think we're -- we're still being really, really vague. So are we saying -- is this -- is this behavioral health -- is this mental health beds? Is it medical beds? Is it, what, I mean --"

**JOE DAVIS, DIRECTOR, D.R.E.A.M.:** "Clearly, there is a need for medical beds and behavioral health beds. So that would be, and again, Steve is correct. The PMT may come back with some different findings. But our expectation at this point, is identifying our most critical need, and that lies with medical beds and behavioral health beds. Now, what other purposes that special-purpose building may have? At this point, we don't know. But what we do know is that that -- those two areas are going to be our principal focus."

**COMMISSIONER BARRETT:** "Sure. I get that. And I you know, I think in a perfect world, there's enough budget to do all of those things. But it sounds like we don't have a lot of confidence in that. And I guess we won't really know until we see. But if we're able to do the renovations, as you described to the -- to Rice Street and South Annex, but we're not able to build a special-purpose building, you know, what are the repercussions in terms of operations and continued degradation of Rice Street, and the -- you know, because we have moved people over into an additional building. I mean, how do we take this into consideration and not separate those things so completely that we move forward on the Rice Street and South Annex without this other part? Do you see what I'm asking?"

**JOE DAVIS, DIRECTOR, D.R.E.A.M.:** "Totally understand, Commissioner. I believe while they're not mutually exclusive, they are somewhat exclusive. The renovation or upgrade of the existing facility will extend the life of the existing asset. The issue is really one of projected jail population down the road. Do we see a continued increase in the number of behavioral healthcare needing inmates and/or medical care inmates? Do we have a need for more segregated inmate housing, things of that nature. So ultimately, our goal is to extend the life of the existing asset and explore the possibility of the multi- special-purpose facility."

**COMMISSIONER BARRETT:** "I hear what you're saying. And we won't really know. But then that would beg the question again. If you're trying to design something in the current buildings, forget new building at the moment, in case that doesn't get built, don't you then also have to take into consideration whatever upgrades are necessary for mental health and medical? And if you're not -- you see, I'm saying? They very are --"

much are hand in hand here. So I sort of feel like you can't do one without the other. You kind of have to know what you can -- if we're building another building are not."

**STEVE NAWROCKI, DIRECTOR, JUSTICE PROGRAMS:** "I would just say -- and early in the presentation, that's why we would require, and what will go in the scope of work the RFP, we will the PMT to come with different scenarios and options, so that it's not just a one-size-fits-all, right, it's what works for the county. But again, keeping under that maximum allowable budget range. So we will have a lot of work to evaluate what that looks like --"

**COMMISSIONER BARRETT:** "And --"

**STEVE NAWROCKI, DIRECTOR, JUSTICE PROGRAMS:** "-- it's not just a single --"

**COMMISSIONER BARRETT:** "Thank you. Sorry, I didn't mean to cut you off. And Joe, you keep kind of looking. I think you're looking at my notes, because you -- you mentioned extending the useful life of the buildings. What is -- I mean, have we done some calculations or -- or are we expecting the team to do some calculations on how long, how many years we will get out of this work? And is there a cutoff point at which it does or does not make sense to do it this way? In other words, if we get five years out of it, is it worth it? If we get -- if we get ten, maybe it isn't worth it at five years, but it is worth at ten. So I'm just wondering, like, what is the number of years that we get for this price tag of up to 300 million, that is a, yes-or-no, you know, sort of from an analysis and advice perspective?"

**JOE DAVIS, DIRECTOR, D.R.E.A.M.:** "The direct answer is, we don't know. To be perfectly honest, a lot of this is going to depend on the facility condition assessment. And how I envision this process to go, a lot of the work is going to be major system replacement. And with those new systems, you get your manufacturer's warranty, you get the manufacturer's recommended useful life. When combined with a robust maintenance program, your goal is to keep those major systems running for what the manufacturer recommends. But to be able to nail that down today, we're simply not in a position. I could tell you, one of the things we're going to do is replace the roof. It'll last 20 years. That's what we're going to get as a warranty. But there are so other factors that play into how well the building holds up over time."

**COMMISSIONER BARRETT:** "Yeah. I get that. A couple more questions, and then I'll let the next person go. But one of the things that I -- I wasn't here, obviously, when the initial RFP was done for the Jail Feasibility Study. But one of the things that seemed to be a pretty important part of that was there was a distinction between the group that was doing the feasibility study, which will be comparable to the group that's Phase I of

this, right? Because we're essentially starting over here with a new feasibility study, not for a new building, but for a project. And there was a very clear distinction that that group, not be the program management group and the design group, and that that be separated so that there was no incentive for those doing the assessment to say things are worse than they are or whatever it is, in order to get the job to, you know, to build to do, et cetera. This seems to be that we've decided against doing that here, and we're hiring the same team of people to do the first two phases; is that accurate?"

**JOE DAVIS, DIRECTOR, D.R.E.A.M.:** "That is, that is accurate. So it's important to understand that as a part of the RFP specifications, the program management team that we're bringing on is also, as a part of that team, bringing on the trade or individual area specialists, whether it be mechanical, electrical, plumbing, HVAC, whatever the system trades that we need, to be a part of their team, they will actually be performing the assessment. What they will not be doing is the implementation. That will be a separate phase, a separate bid, our to multiple vendors or a single GC depending on what we think is the best approach at the time. So as it relates to the fox watching the henhouse, where we are combining this together is not a problem. It would be if aspects of the PMT were now responsible for delivering the work."

**COMMISSIONER BARRETT:** "Is there going to be something that officially denotes that in the -- in purchasing process?"

**FELICIA STRONG-WHITAKER, DIRECTOR, PCC:** "Yes."

**COMMISSIONER BARRETT:** "Okay."

**FELICIA STRONG-WHITAKER, DIRECTOR, PCC:** "There will be a prohibition --"

**COMMISSIONER BARRETT:** "Okay."

**FELICIA STRONG-WHITAKER, DIRECTOR, PCC:** "-- listed in the RFP."

**COMMISSIONER BARRETT:** "Gotcha, thank you. On the RP itself -- I know you're asking to release that this month, is that already written? Or where are we on that process?"

**FELICIA STRONG-WHITAKER, DIRECTOR, PCC:** "Yes."

**COMMISSIONER BARRETT:** "Okay. Because -- thank you. I think the reason I'm asking is because what's being delivered to us here in terms of what's in the RFP is pretty high level and vague. And I'm just wondering -- it's not a criticism, I'm just wondering how much information is there in there, for example, about, you know, meeting modern-day standards for jails? Is there anything in there about that?"

**STEVE NAWROCKI, DIRECTOR, JUSTICE PROGRAMS:** "I guess, just a point of clarification, Commissioner. Are you referring to the attachment V that has the detailed scope or the high level --"

**COMMISSIONER BARRETT:** "Oh, no, I'm saying the high level, sort of what we're going through right here is very high level."

**STEVE NAWROCKI, DIRECTOR, JUSTICE PROGRAMS:** "That was meant to just be high level, but attached, and I believe it is to the public, what the draft scope of work. So the specific Phase I and Phase II, everything around the assessment, the specific systems that they would be assessing and --"

**COMMISSIONER BARRETT:** "Gotcha."

**STEVE NAWROCKI, DIRECTOR, JUSTICE PROGRAMS:** "-- evaluating, and then a very detailed description of once it moves over to the planning, design construction, very specific what the expectations would be. And absolutely, as you said, we would be seeking out firm that has expertise in correctional environments."

**COMMISSIONER BARRETT:** "Okay, yeah. I just -- it's sort of, this is what the public sees, they don't -- not that it's not available, but it's not detailed at this level. So I just wanted to make sure because, you know, when we were talking about building a new building, one of the things we were talking about, of course, was some of those square footage issues around the current jail. And -- and, you know, having sort of more square footage person, unencumbered square footage, and all --"

**STEVE NAWROCKI, DIRECTOR, JUSTICE PROGRAMS:** "With ACA guidelines --"

**COMMISSIONER BARRETT:** "Yes, all those, exactly. So I just wanted to make sure that people understand that, as they're listening to us talk that this is all part of that conversation."

**STEVE NAWROCKI, DIRECTOR, JUSTICE PROGRAMS:** "Yes."

**COMMISSIONER BARRETT:** "I had another question, but I don't know what it was. So I'm going to let somebody else go. And if it comes back to me, I'll get back in the queue. Thank you very much, guys."

**CHAIRMAN PITTS:** "All right. Commissioner Arrington."

**COMMISSIONER ARRINGTON, JR.:** "Thank you. How much did we spend on the jail feasibility study that we are already did?"

**STEVE NAWROCKI, DIRECTOR, JUSTICE PROGRAMS:** "Roughly 2 million, sir."

**COMMISSIONER ARRINGTON, JR.:** "I'm sorry. Say that again."

**STEVE NAWROCKI, DIRECTOR, JUSTICE PROGRAMS:** "Roughly 2 million, Commissioner Arrington."

**COMMISSIONER ARRINGTON, JR.:** "Hold on, slow down. Stand -- you're leaning over and you're not in front of the microphone. And it's not clear when you say it. Please say it again."

**STEVE NAWROCKI, DIRECTOR, JUSTICE PROGRAMS:** "Commissioner Arrington, I don't have the number in front of me. But I believe it was about \$2 million."

**COMMISSIONER ARRINGTON, JR.:** "Two?"

**STEVE NAWROCKI, DIRECTOR, JUSTICE PROGRAMS:** "Yes, sir."

**COMMISSIONER ARRINGTON, JR.:** "\$2 million?"

**STEVE NAWROCKI, DIRECTOR, JUSTICE PROGRAMS:** "Yes, sir."

**COMMISSIONER ARRINGTON, JR.:** "And what -- what is the anticipated cost of doing this feasibility study?"

**STEVE NAWROCKI, DIRECTOR, JUSTICE PROGRAMS:** "We would still need to estimate that, it would -- I think we would also look at it as a full package, both the assessment as part of the Phase I, and then the oversight and management of Phase II. But I do not have that number today, sir."

**COMMISSIONER ARRINGTON, JR.:** "Madam County Attorney, do we have know when -- do we have any information or update from the Department of Justice?"

**Y. SOO JO, COUNTY ATTORNEY:** "We do not. We don't know exactly what timeframe within which they will provide us their final report."

**COMMISSIONER ARRINGTON, JR.:** "Is it possible for us to request an update from them?"

**Y. SOO JO, COUNTY ATTORNEY:** "Certainly can, I will do that."

**COMMISSIONER ARRINGTON, JR.:** "Because what's currently being proposed, looks like it won't -- we won't start anything until 2026. And by then, we would have probably wasted another \$2 million, so we might be up to four, 5 million wasted by then. So I

heard you talk about a physical condition assessment. How much do we anticipate that's going to cost?"

**JOE DAVIS, DIRECTOR, D.R.E.A.M.:** "Unfortunately, we won't be able to know that answer until such time as we get the pricing back for this PMT bid, as that team will be responsible for the assessment. What I can typically tell you is that historically, we did a facility condition assessment of approximately 116 buildings in 2016, and the cost was roughly \$550,000. Not saying that we can extrapolate from that what this will cost, but to give you some sort of idea that the total square footage covered in that particular year is much greater than what we'll be asking them to do now."

**COMMISSIONER ARRINGTON, JR.:** "Now, I'm unfamiliar with physical condition assessments. Typically, when you do that type of assessment, you also do a reserve study to know how much you keep in reserves for the ongoing maintenance and upkeep. Are we anticipating also doing a reserve study?"

**JOE DAVIS, DIRECTOR, D.R.E.A.M.:** "Yes, as a part of a facility condition assessment, there's always an ongoing operations and maintenance recommendation from the assessing entity."

**COMMISSIONER ARRINGTON, JR.:** "The 2016 assessment that you mentioned, was that the Faithful Gould assessment?"

**JOE DAVIS, DIRECTOR, D.R.E.A.M.:** "Yes, sir."

**COMMISSIONER ARRINGTON, JR.:** "Was the jail one of the 116 buildings included in that assessment?"

**JOE DAVIS, DIRECTOR, D.R.E.A.M.:** "No, sir."

**COMMISSIONER ARRINGTON, JR.:** "Good Lord, have mercy. Was the South Annex included in that assessment?"

**JOE DAVIS, DIRECTOR, D.R.E.A.M.:** "No, sir."

**COMMISSIONER ARRINGTON, JR.:** "Do we know how much we're spending annually on maintenance and upkeep of the Rice Street facility?"

**JOE DAVIS, DIRECTOR, D.R.E.A.M.:** "I could tell you that for the Rice Street, just off the top of my head without the number front of me, for fiscal year FY23, we've spent \$6.3 million on the maintenance of all three locations."

**COMMISSIONER ARRINGTON, JR.:** "And all three locations, that's Rice Street, South Annex, and --"

**JOE DAVIS, DIRECTOR, D.R.E.A.M.:** "Alpharetta Annex."

**COMMISSIONER ARRINGTON, JR.:** "And the Alpharetta Annex. If you had to guess, and I understand you don't have the numbers in front of you. What percentage would you allocate that would -- of that 6.3 was for Rice Street and was for the South Annex and for Alpharetta?"

**JOE DAVIS, DIRECTOR, D.R.E.A.M.:** "Roughly 80 percent."

**COMMISSIONER ARRINGTON, JR.:** "80 percent was for Rice Street?"

**JOE DAVIS, DIRECTOR, D.R.E.A.M.:** "Yes, sir."

**COMMISSIONER ARRINGTON, JR.:** "And what, maybe, 10 percent for each of the other two, or?"

**JOE DAVIS, DIRECTOR, D.R.E.A.M.:** "More like, 18 and two."

**COMMISSIONER ARRINGTON, JR.:** "Eighteen for the South Annex?"

**JOE DAVIS, DIRECTOR, D.R.E.A.M.:** "Yes, sir."

**COMMISSIONER ARRINGTON, JR.:** "And 2 percent the Alpharetta Annex?"

**JOE DAVIS, DIRECTOR, D.R.E.A.M.:** "Yes, sir."

**COMMISSIONER ARRINGTON, JR.:** "All right. I -- I'm not going to be able to support this. I believe we need a new facility. The facility is crumbling apart, and I believe that this is the wrong direction. So I wish I y'all well."

**CHAIRMAN PITTS:** "Commissioner Ellis."

**COMMISSIONER ELLIS:** "I want thank y'all for the work you've done on this. Obviously, I think that thing I'm excited about this, is this gets us out of the phase of talking on stuff and into the mode of getting something done. And getting something done really in a much more accelerated fashion than we would have if we had been pursuing any kind of build. And it's done in a thoughtful way. I think we learned from some of the mistakes we've made in terms of the way that the prior feasibility was constructed, and obviously, you know, the information has been -- was gleaned from that can be used to inform kind of the response that these folks are going to provide and get us to a point of, will it be an optimal result for the county. So I just want to thank you

for the work. I want to thank you for getting here to us in the in an expedited fashion. And look forward to us moving ahead on this. One thing that I did want to just sort of note, I mean, we're going to get out of here are some ideas around special -- a special-purpose facility, and/or probably likely facilities, right, right in terms of what they may bring forth. In terms of the financial model that you developed, you know, the assumptions were really more around sort of the near-term expiration of TADs and so forth, correct? So there wasn't really any looking at out paths, like, you know, 2020, 2030, 2031, and that sort of thing with expiration of other TADs; is that correct, in terms of sort of the modeling that you did?"

**SHARON WHITMORE, CHIEF FINANCIAL OFFICER:** "Yes, sir. What we presented today only carried us through the closure of the Atlantic Station TAD, expected in 2025."

**COMMISSIONER ELLIS:** "Yeah."

**SHARON WHITMORE, CHIEF FINANCIAL OFFICER:** "And there will be -- there will be others --"

**COMMISSIONER ELLIS:** "Right."

**SHARON WHITMORE, CHIEF FINANCIAL OFFICER:** -- 28, 29 perhaps, that's the information we need to confirm with Invest Atlanta."

**COMMISSIONER ELLIS:** "Right. So as we bring, you know, as we start to do, you know, the work that would come out of here, it could start as late as 2025. You know, probably the wrap up on that sort of stuff is probably going to be, you know, well over a year, I would imagine. I'm not giving -- asking you for any sort of timeline, but, you know, we've got other significant TADs that are expiring, i.e. the largest one, you know, the Beltline TAD is estimated to expire in 2031. And I think our a portion of funding, and that's going is probably in the neighborhood \$23 million or so. So, you know, there are, as you phase this through, there are opportunities to get to continue to build upon the work. And, you know, be phases and streams of additional revenue and opportunities for us to look at, you know, at different points in time. So, again, thank y'all for the work. And hopefully, we'll get this thing passed today, and allow us to kind of get moving on a much-needed issue."

**CHAIRMAN PITTS:** "Vice Chair Abdur-Rahman."

**VICE CHAIR ABDUR-RAHMAN:** "Thank you, Chairman. First and foremost, let me say that I appreciate that you all have done on this. I think that, as legislators, elected officials, sometimes we forget that it is sometimes fluid, with the things that we ask you all to do. And in my appreciation, when you have to stop on a dime, and change around



and go another direction, and you have to do it with precision, we expect for you not to make any mistakes, and to be absolutely perfect. And so what I want to say to you and my appreciation, I think this is aggressive. I think given what we had earlier stated versus what we need now, which is not abnormal, County Manager, it is not abnormal. I think about my nephew, when I was helping him to purchase a brand-new home two years ago. He was already all excited to get a brand-new home. Then he saw he was going to have to deal with a HOA, then he saw he was going to have to deal with all these rules and regulations that he had not anticipated, and money in the long run. So he decided to buy something and refurbish it. It was in a traditional older neighborhood, he didn't have to deal with the HOA. He was able to do the things on his back yard, he's a gardener, he wanted to do. And so we change the way that we do things daily in our own lives. So there is nothing different from this. I would be remiss if I didn't say I was the biggest proponent of a new jail. I came in with a task, because I saw what the jail looked like before I even came down here. But the reality that sunk in and it sunk in very quickly is that we do not have public support for a new jail. We have public support for alternatives. We have public support to do something because we have had several deaths in that jail. We have public support to deal with our justice system. And so I'm not going to lay the burden of you all solving a problem that you all didn't create. But I will ask, based on your expertise and the fact that we do not have the DOJ report back in, which may change some of the things that you have brought forward, and the fact that you have already done assessment that you can hand over and say, look, these are your critical areas, is a added plus. And so I will support this. And will -- will support this because to do nothing is to continue to pay suits that we're getting. To do nothing is to continue to tell the public that we will not make the hard decisions when we need to make them. So I will support this, and I will ask that you all -- or I will say that I appreciate what you all have done in my appreciation, in an extremely timely manner. And I think it's aggressive considering what the taxpaying citizens of Fulton County want. Thank you."

**CHAIRMAN PITTS:** "Commissioner Dana Barrett."

**COMMISSIONER BARRETT:** "I remembered my questions. One was, and I think Commissioner Arrington got at this a little bit in asking about the assessment that was already done. But we -- there was an assessment done as part of the Jail Feasibility Study that was delivered to us in March of 2023, I believe it was. So I guess my question on that front is, is there anything -- and I know we sort of agreed, or at least in concept agreed that, that we -- we sort of were willing to and wanted some kind of a second opinion, essentially, on, you know, what the feasibility study put forward. But I'm just wondering if there's anything that can be used from the assessment we've already done, because it's not that long ago. So it's not that much has changed since then."

**STEVE NAWROCKI, DIRECTOR, JUSTICE PROGRAMS:** "Agreed, ma'am. The assessment that was a facility assessment as part of the feasibility study, it will absolutely be handed over to the new team. I don't think it went nearly as in depth, it didn't go nearly as in depth as we will need this team to do their assessment. So it will be usable information. But what we're asking here is going to be much more significant it."

**COMMISSIONER BARRETT:** "Okay. And then the -- on the last slide, I think it was you mentioned one of the sort of unknowns. And you don't have to go to it. I'm going to tell you what it was. But you talked about needing a plan for outsourcing. And just to be clear, you're talking about outsourcing of inmates specifically, correct?"

**STEVE NAWROCKI, DIRECTOR, JUSTICE PROGRAMS:** "That's correct, Commissioner. During the renovation phase, they will need to empty significant portions of the jail in order to get in there and make the upgrades. And so we will need a location for those inmates. And so we would just ask the PMT to help us with that."

**COMMISSIONER BARRETT:** "And so but we -- is that factored into the cost? Is that -- because that can't -- we can't use the bond for that, right? I mean, that's a separate, whole separate thing."

**SHARON WHITMORE, CHIEF FINANCIAL OFFICER:** "No, we can't. We would have to consider additional costs if we're not able -- depending on what the consultants say, part of this is -- is the logistics, like how many, when they would have to be moved, for how long, all of those various components. So it may be that we could work it into our existing relationships. But we may require additional relationships. And if that is the case, then those dollars are unknown. So there may be some additional costs associated with additional inmate outsourcing beyond what we already have in play now."

**COMMISSIONER BARRETT:** "Okay. So -- and we have, right now, have no idea what that budget could be, because we really have no idea how many people in, for how long, that's the gist of that."

**SHARON WHITMORE, CHIEF FINANCIAL OFFICER:** "I would say that's accurate, yes, ma'am."

**COMMISSIONER BARRETT:** "One other question for you, Madam CFO, since you're engaged at the moment, the numbers you've given here are -- it's a pretty broad range of the amount we can borrow. And I understand that it's all we know, right now, in terms of the, what was it, 85 to -- what did you say, one --"

**SHARON WHITMORE, CHIEF FINANCIAL OFFICER:** "Yes, 85 to 150, like per \$10 million in debt service."

**COMMISSIONER BARRETT:** "So that's a pretty big margin. So what --"

**SHARON WHITMORE, CHIEF FINANCIAL OFFICER:** "And it's based on -- it's, the margin there is connected to the term. So if we can do -- if we're limited by some reason to only be able to do a 10-year bond, then the amount of proceeds will be less. So -- so that is the reason for the difference, is going from ten to basically, 30 years."

**COMMISSIONER BARRETT:** "So when do you anticipate, and what information do you need in order to know that? Is it like, the roof is going to last 20 years, therefore, you can borrow 20 years' worth? Is that --"

**SHARON WHITMORE, CHIEF FINANCIAL OFFICER:** "It will ultimately be the information that comes back from the facility condition assessment along with any sort of plan for a special-purpose new, new facility. So once we have what that plan looks like, then we'll be in a better position to put together the real plan of finance for how we will be able to finance each component of what needs to be done."

**COMMISSIONER BARRETT:** "Okay. So it's not just 170 sort of, or 300, it's like, depends, right, somewhere in between, potentially for --"

**SHARON WHITMORE, CHIEF FINANCIAL OFFICER:** "Based -- yes, based on --"

**COMMISSIONER BARRETT:** "Because we're on two different pieces and parts?"

**SHARON WHITMORE, CHIEF FINANCIAL OFFICER:** "Based on the outcome of the condition assessment and ultimately, their recommendation."

**COMMISSIONER BARRETT:** "Okay. Thank you, I appreciate that. Thanks, guys."

**CHAIRMAN PITTS:** "Commissioner Thorne."

**COMMISSIONER THORNE:** "I'm going to call the question."

**CHAIRMAN PITTS:** "All right, the question has been called. Second? All right. Let's vote on the call of the question."

**CLERK GRIER:** "And the vote is open on call the question. And the motion passes; four yeas, three nays."

**CHAIRMAN PITTS:** "On the main motion, which is to approve by -- motion to approve by Commissioner Ellis, seconded by Vice Chair Abdur-Rahman. Let's vote, please."

**CLERK GRIER:** "And the vote is open. And the motion passes; four yeas, three nays."

**CHAIRMAN PITTS:** "All right. Next item."

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**CLERK GRIER:** "Commissioners' Action Items, 24 --"

**COMMISSIONER ELLIS:** "Mr. Chair, it's 1:26."

**CHAIRMAN PITTS:** "And?"

**VICE CHAIR ABDUR-RAHMAN:** "Can we go to lunch?"

**CHAIRMAN PITTS:** "What's your pleasure?"

**VICE CHAIR ABDUR-RAHMAN:** "Go to lunch."

**CHAIRMAN PITTS:** "All right. You have a -- entertain a motion to recess for lunch --"

**VICE CHAIR ABDUR-RAHMAN:** "Motion."

**CHAIRMAN PITTS:** "-- Executive Session, items of real estate, personnel, and litigation."

**CLERK GRIER:** "And the vote is open. And the motion passes; six yeas, zero nays."

(Recessed for Executive Session at 1:27 p.m.)

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(Resumed Regular Session at 3:29.)

**CHAIRMAN PITTS:** "All right. Without objection, we will resume the regular order of business. Items from Executive Session, Madam County Attorney."

**Y. SOO JO, COUNTY ATTORNEY:** "Thank you, Mr. Chairman. Is there a motion to approve the request for representation in item 3 of the Executive Session agenda?"

**CHAIRMAN PITTS:** "All right. Motion to approve by Commissioner Thorne, seconded by Commissioner Ellis. Let's vote."

**CLERK GRIER:** "And the motion passes; six yeas, zero nays."

**Y. SOO JO, COUNTY ATTORNEY:** "Is there a motion to approve the request for representation presented in item number 4?"

**CHAIRMAN PITTS:** "Motion to approve by Commissioner Dana Barrett, seconded by Commissioner Arrington. Please vote."

**CLERK GRIER:** "And the vote is open. And the motion passes; six yeas, zero nays."

**Y. SOO JO, COUNTY ATTORNEY:** "Is there a motion to approve the request for representation in item 5?"

**CHAIRMAN PITTS:** "Motion to approve by Commissioner Arrington, seconded by Commissioner Thorne. Please vote."

**CLERK GRIER:** "And the vote is open. And the motion passes; six yeas, zero nays."

**VICE CHAIR ABDUR-RAHMAN:** "Add mine."

**CLERK GRIER:** "Unanimously, with Vice Chair."

**Y. SOO JO, COUNTY ATTORNEY:** "Is there a motion to approve the request for representation presented in item 6?"

**CHAIRMAN PITTS:** "All right. Motion to approve by Commissioner Arrington, seconded by Commissioner Thorne. Please vote."

**CLERK GRIER:** "And the vote is open. And the motion passes unanimously."

**Y. SOO JO, COUNTY ATTORNEY:** "Is there a motion to approve the request for -- presented in item 7?"

**CHAIRMAN PITTS:** "A motion to approve by Commissioner Ellis, seconded by Commissioner Natalie Hall. Please vote."

**CLERK GRIER:** "And the vote is open. And the motion passes; six yeas, zero nays."

**Y. SOO JO, COUNTY ATTORNEY:** "Is there a motion to approve the request for settlement authority presented in item 8?"

**CHAIRMAN PITTS:** "All right. Motion to approve by Commissioner Thorne, seconded by Commissioner Dana Barrett. Please vote."

**CLERK GRIER:** "And the vote is open. And the motion passes unanimously."

**Y. SOO JO, COUNTY ATTORNEY:** "Is there a motion to approve the request for authority for the County Attorney to finalize negotiations and for the County Manager to execute a resolution agreement in the matter of Department of Education, OCR Docket Number 04-24-4024?"

**CHAIRMAN PITTS:** "All right. Motion to approve by Commissioner Thorne, seconded by Commissioner Arrington. Please vote."

**CLERK GRIER:** "And the vote is open. And the motion passes unanimously."

**Y. SOO JO, COUNTY ATTORNEY:** "No further action items from Executive Session."

**CHAIRMAN PITTS:** "Thank you, Madam County Attorney. Continue, Madam Clerk."

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**CLERK GRIER:** "Bottom of page 8, Commissioners' Action Items, **24-0487**, Request approval of an ordinance amending the Purchasing Contract of Code of Laws of Fulton County by adding a new Division 14 to the Purchasing Code of Fulton, County Georgia relating to Constitutional Officers' use of the Purchasing Department and Purchasing Code, and for other purposes, sponsored by Chairman Pitts and Commissioner Ellis."

**CHAIRMAN PITTS:** "All right. Motion to approve by Commissioner Ellis, seconded by Vice Chair Abdur-Rahman. Commission Arrington, followed by Commissioner Dana Barrett."

**COMMISSIONER ARRINGTON, JR.:** "Colleagues, I believe that this proposed ordinance is unconstitutional. I do not believe that we as County Commissioners have the authority to limit money once it is given to a constitutional officer. We heard from our Probate Judge earlier today. It appears that we will have 159 Probate Judges, 159 Sheriffs, 159 Tax Commissioners, and 159 Clerks of Superior Courts all suing us for attempting to do this. Because if you do this in Fulton County, then every other county in Georgia is going to try to do it. And they are going to push back. Now, there is a process, however, there is a process. There is a path to getting this accomplished. And frankly, I think there's some other things we should do, right? I don't think that they should be able to keep the money that they get. So I'm with you in spirit, I don't think Clerk of Superior Court should be able to keep money from passport fees. I don't think Probate Judges -- these people are the public officials. I think the money that they collect should go to the county coffers. But there's a process. That process requires us to go to the Georgia Legislature, and to get them to pass a law. And then because it's the Constitution, the voters have to vote on it. It's a constitutional amendment that is required to remove -- to take these steps that you're trying take in this ordinance. A constitutional amendment is required. And in order to obtain a constitutional amendment, you have to get the Legislature to first pass it, then you have to get the Governor to sign it, and then you have to get the voters of the state of Georgia to do it. And this resolution, while it is -- it's intent is well received, not only is it problematic, but

it's going to cost us a lot of money. And we're sitting up here talking about, we don't have money for this and we don't have money for that. Spent \$2 million on a jail feasibility study that we're going to wash down the toilet. And we want to invite legislation from a 159 constitutional officers, times four around the state of Georgia? Colleagues, I would really caution you against taking this step that you're trying to take. If you want to take this step, the process is to go to the legislature, and then go to the voters of the state of Georgia. That is the process. We are not constitutional officers. Our arms aren't long enough. Our arms aren't long enough to touch people that are constitutional officers. We do not have the authority to do this. Now, y'all can vote how y'all want to vote. Y'all do that all the time. It's going -- hey, it is what it is. I'm just telling you, County Commissions and County Commissioners do not have the authority to impose restrictions on constitutional officers."

**CHAIRMAN PITTS:** "Commissioner Dana Barrett."

**COMMISSIONER BARRETT:** "Thank you, Mr. Chairman. Commissioner Arrington said most of what I would have said. I just have one question, Madam County Attorney. Is there any other county in Georgia that has this rule?"

**Y. SOO JO, COUNTY ATTORNEY:** "I'm not aware of them. They may be, but I'm not aware of any."

**COMMISSIONER BARRETT:** "Okay, thank you. No further questions."

**CHAIRMAN PITTS:** "Commissioner Ellis."

**COMMISSIONER ELLIS:** "To listen to some of this dialogue, you would think that the world was about to come to an end. Okay. This was drafted by an attorney who knows the law, and she's recommended it and it's all within the scope of the law. We've clearly had brought to our attention by one of the preeminent specialists in reviewing sort of government spending to highlight that we have an issue in this area that needed to be cleared up and recommended that we clear it up. And what's brought forward here is not only in the spirit of what should be happening, it's legally what should happen. And there are two distinctive issues here. Number one, which everybody seems to try to obfuscate and bring in, you know, kind of other crazy arguments, number one, there's this concept that constitutional officers have discretion and control with the spend funds within their budget, and us to not engage in sort of operational questions around that. This is not what is this ordinance does. It still allows that full discretion for them to do so. What this does do is it requires those to constitutional officers, like everyone else, to comply with county law when it comes to purchasing, and run their purchasing through our procurement policies. So let's just read a little bit of the purpose here. And it's

unfortunate that we have some of our brighter legal minds in the county that didn't read this in the way that they came down here and represented this in public comment.

Purpose: Although constitutional officers are afforded certain independence in the performance of their respective duties, the Board of Commissioners, this is where it gets into that sort of, you know, dual powers, if you will, separation of powers, is charged with controlling the budget of Fulton County and has the authority to review, approve or modify constitutional officers' budgets. Further, the code requires that all supplies, materials, and equipment purchased using county funds shall be purchased or procured according to the purchasing code. Despite these provisions, constitutional officers in Fulton County have sometimes elected to solicit and/or procure goods and services without utilizing the purchasing agent in the Fulton County Department of Purchasing and Contract Compliance. I'll pause here and offer an editorial note that while some have thought to come down and here and threatened litigation and say that we're going to be subject to additional cost, my colleagues, we have already been subjected to tremendous additional cost and more cost on top of that than we would ever entertain because of constitutional officers not complying with our purchases -- purchasing code, and going rogue, so to speak. So the risk of doing nothing, and not changing our code is going to cost us considerably more than it already is, thus the action today. This selective use of the Department of Purchasing and Contract Compliance in the code has resulted in confusion, additional funds needed to be allocated by the Board of Commissioners to the constitutional officers' budgets, difficulty complying with the reporting and auditing requirements, challenges to the efficient process and reconciliation of payment in accounts, and emphasis, has exposed the county to legal liability. Accordingly, this division details constitutional officers' duties with regard to the use of the services of the purchasing agent and compliance with the code. Section 102487(a): Constitutional officers shall utilize the purchasing agent in the Department of Purchasing and Contract Compliance's procurement processes and procedures outlined in the code except as otherwise provided in this division. And constitutional officers shall only enter into contracts and agreements supported by funding in their budgets as follows: Constitution officers shall utilize the purchasing agent in the Department of Purchasing and Contract Compliance, which uses a competitive solicitation process and procedure as outlined in Division 3 of this code, something that our citizens demand of us, that we are transparent, and that we have competitiveness in the purchasing process. Constitutional officers shall comply with the requirement and makeup of the evaluation committee composed pursuant to FCC 102-380 when applicable, except that they shall be permitted to select all the voting members from their staff, provided that the staff have the expertise and knowledge required by such provision. Constitutional officers shall also be permitted to participate as voting members of the evaluation committee. This next paragraph, I would ask you to pay



explicit for attention to as this gets at this whole issue of you, the Board of Commissioners can't tell me what to do. After utilizing the purchasing agent and Department of Purchasing Contract Compliance, constitutional officers may execute contracts without having the contracts or agreements go to the Board of Commissioners for approval and without being spread on the minutes of the Board of Commissioners pursuant to O.C.G.A. 36-10-1. All right. I'm not going to continue to read this further. There's two other paragraphs to it, but I think you get the gist of what I'm saying. This allows for the constitutional officers to have the powers to expend funds within their discretions of their budgets. But it requires them to adhere to our county law and the purchasing code. This is perfectly legal. And also perfectly makes a lot of common sense to all of our taxpaying citizens. And quite frankly, if we have constitutional officers that want to challenge that, and say that they could be kings and queens, and not have to comply with any sort of county law and -- and the current purchasing procedures, then shame on them. And I hope we get full support on this as a Board. And I want to thank Chairman Pitts for his leadership in bringing this forward."

**CHAIRMAN PITTS:** "Commissioner Thorne, Bridget Thorne."

**COMMISSIONER THORNE:** "Thank you, Chairman. Yeah, I just want to reiterate what Commissioner Ellis just so eloquently spoke of. For those in the public that may not be aware, I mean, we are sued for poor contracts that a constitutional officer has entered in. So it is costing us a lot of money already. And we as Commissioners, that's our -- one of our sole responsibilities to make sure that we are responsible with the taxpayer's funds, and the taxpayer funds are being wasted in frivolous lawsuits that could be avoided had they gone through a purchasing procedure. So I am in support of this. I think on a statewide basis, it should probably be rolled out. I would encourage our legislatures to perhaps look at this. But you know, when you go to these ACCG meetings with all the other Commissioners, they don't have the problems we have. And we're the ones who are always having to have legislation drawn up on the problems that we have. And it's -- all of our constitutional officers, the ones that came down here, they aren't the problem. They all follow the guidelines and go through Purchasing already anyway. It's just, there's one, possibly two problem areas, and we're having to do this for everybody. So I apologize to our constitutional officers that are abiding by the rules, and it looks like we're coming down on them, we're not. But we're sorry that we have to put this in place just to protect the taxpayer's dollars."

**CHAIRMAN PITTS:** "Vice Chair Abdur-Rahman."

**VICE CHAIR ABDUR-RAHMAN:** "Thank you, Chairman. Chairman, you've been on this Board way longer than I have. And it looks as though up until now, we didn't need

this. I would even venture to say, we didn't need a vehicle policy until it was abused. And so I for one, is not trying, and I don't think this in any way, shape or form, is trying to undermine the authority of the constitutional officers. I think a lot of times as elected officials, we forget our first duty is to the taxpaying citizens of Fulton County. That's our first duty. And I think a lot of times we forget that, and we have procedures in place when we forget that. However, in here -- here again, I'm for the sake of the listening public, because my phone's blowing up. County Attorney, I don't -- I don't mean to put you -- I don't want you to -- because I know we have to be very careful with the pending litigation. But my question to you is, if we had this policy in place already, would it be a chance that that particular litigation that Commissioner Thorne spoke to, may not be a issue? An answer that the way, whatever way you can, adhering to our rules."

**Y. SOO JO, COUNTY ATTORNEY:** "I mean, it's hard to predict exactly what would have happened. However, if we do have standardized financial protocols, financial safeguards that everyone abides by throughout the county in the expend -- in the spending of public funds, it is certainly advantageous to us in terms of defending if everyone is abiding by uniform protocols for expending public funds."

**VICE CHAIR ABDUR-RAHMAN:** "And I would venture even more to say that the person exercising their right that they feel constitutionally they have to go outside of procurement, does not dismiss us from the audit. We will still be part of the audit should we be audited by the IRS. Is that -- is somebody on the County Manager's team, can you say if that was true or not, if perchance, we were audited, even if they out -- they went outside of what we have as the procurement process here, if we were to be audited as a county?"

**SHARON WHITMORE, CHIEF FINANCIAL OFFICER:** "If they were referencing our tax ID number, yes, it would be included in any audit related to that, to that tax ID number."

**VICE CHAIR ABDUR-RAHMAN:** "So I'm of the opinion that to put safeguards in place when they are needed mean that someone has decided to sidestep what I consider a process and a procedure to safeguard the money. I'm not saying anything is being done wrong with the money. But we know, even in our own lives that we must have a system in place when we deal with contracts. And sometimes we have to have a process in place when we deal with contracts especially if the person that's signing the contract does not have the set eyes that they need, or they may not have the knowledge they need to enter into that particular contract without making the entire county liable. And so I will be supporting this, because I feel like our first duty is to the Fulton County taxpaying citizens. I do not want to hamstring or undermine any

constitutional officer's obligation on their duty to their role of their elected position. However, they are in that position because of the taxpaying citizens of Fulton County. So we must have procedures that individuals will not sidestep in order to make sure that the liability will not be a burden on the Fulton County taxpaying citizens."

**CHAIRMAN PITTS:** "All right. Commissioner Arrington."

**COMMISSIONER ARRINGTON, JR.:** "It's funny to hear us talk about Fulton County taxpaying citizens. I tell y'all what, I'll support this if y'all -- if y'all add in there that they can't keep that money that they get from them fees in the Probate Court, and that the Clerk's office and the Tax Commissioner, then I'll support it. Because what are we talking about? We got people collecting 300, 500, \$600,000 a year on top of their salaries. We have people -- let me say that again. We have people collecting 300, 500, \$600,000 a year on top of their salaries. So if we're worried about the taxpaying citizens of Fulton County, let's go get that money too. If you want my support, put that in there, and I'll support it."

**CHAIRMAN PITTS:** "Commissioner Natalie Hall."

**COMMISSIONER HALL:** "Thank you, Mr. Chair. First, I wanted to ask Commissioner Ellis, where were you reading from when you were reading earlier about the contracts?"

**COMMISSIONER ELLIS:** "From the reversion to the ordinance, what we're voting on."

**COMMISSIONER HALL:** "Okay. I'm going to read from -- one second -- the Constitutional Officers, Budgeting, Contracting and other Critical Issues, a Guide for County Commissioners, Fourth Edition of ACCG, page 28. And it is called, inherent power to contract. In addition to the specific contractual authority listed in the previous section, the Georgia Supreme Court has now given constitutional officers the inherent authority to enter into contracts that relate to their official duties even when there is not a specific law that authorizes the contract. For example, while there is no state law authorizing the Sheriff to enter into a contract for inmate health services, the Sheriff has a duty to provide medical care to prisoners placed in his or her custody. Consequently, the Sheriff has the inherent authority to enter into contracts with medical care providers. In the case of the Superior Court Clerk, contracts may not be entered into to purchase services, supplies, or equipment authorized by O.C.G.A. 15-6-50 through 15-6-99 that require expenditure of county funds unless the funds are included in the Clerk's operations budget when the contract is executed. Presumably, contracts of other constitutional officers must also be within the budgetary limitations of the constitutional officer contracting to expend county dollars. Contracts entered into by constitutional officers are not required to be included in the minutes of the Board of Commissioners."

Therefore, there is no central repository for all county contracts. Members of the public researching the county's contractual obligations must contact each of the constitutional officers to find this information. And it goes on to speak to everything that we are discussing right now. And this is based on the legal input from the lawyers of ACCG and the contributors of this guide."

**CHAIRMAN PITTS:** "Commissioner Ellis."

**COMMISSIONER ELLIS:** "And the amazing thing about this ordinance is it is written just in the spirit as all the ACCG guidelines that are there, and then what you just talked about. And furthermore, if you go on and read in that document on page 35 of 45, the Board of Commissioners has the legislative power to adopt clearly reasonable ordinances, resolutions, or regulations relating to its property, affairs, and local government for which no provision has been made by general law. The Board of Commissioners still has the authority to establish their procurement rules and forms for all county government branches. Continuing on, constitutional officers are bound by the law of the jurisdiction like any other official, and would be required to follow the purchasing ordinance as long as the ordinance was not drafted in a way it attempted to control the -- where the constitutional officer spent the money in his or her budget. And again, I would highlight that provision that I read where there is no requirement that they bring it forth to this Board for approval. And they have the ability to enter into those contracts. But they're required to run those through Purchasing to be consistent with the purchasing law. This is consistent with the law, it's consistent with the expectations of our citizens. And it's consistent with the guidance that's offered to us by ACCG. And I imagine it's pretty dang consistent with what goes on in every other county, most every other county in the state of Georgia. But unfortunately, as some Commissioners have alluded to, we've had some folks that have chosen to go in -- go in a direction, which really sort of tests the boundaries of this and require us to be explicit in the way that we feel this government should be run for our citizens. Commissioner Arrington, I agree with you that those other things should not -- not occur. But can't talk out of both sides of our mouth and try to say something's against the law, and then advocate for something that we've already advocated to try to -- try to eliminate. But we've told that the law doesn't allow us to usurp it. So hopefully, we will be unanimous in the support of this, and send the right message for all of our citizens."

**CHAIRMAN PITTS:** "Other comments? All right. The motion on the floor is to approve. The motion to approve by Commissioner Ellis, it is seconded by Vice Chair Abdur-Rahman. Let's vote, please."

**CLERK GRIER:** "And the vote is open. And the motion passes; four yeas, one nay."

**CHAIRMAN PITTS:** "Next item."

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**CLERK GRIER:** "On page 9, **24-0488**, Request approval of an ordinance to amend Chapter 1, Article II, Division 1 to create a new Section 101-76 of the Fulton County code of laws provide procedures for District and Board appointments to Boards, Commissions, Task Force, Committees, Councils, and Authorities affiliated with or operating on behalf of Fulton County, Georgia to provide that all appointees serve at the pleasure of either the nominating Commissioner for District Appointments or the Board of Commissioner for Full-Board appointments, and for other purposes, sponsored by Chairman Pitts."

**CHAIRMAN PITTS:** "All right. The motion on the floor is to approve."

**COMMISSIONER ARRINGTON, JR.:** "Point of order, Mr. Chair."

**CHAIRMAN PITTS:** "Yes."

**COMMISSIONER ARRINGTON, JR.:** "We passed a rule that we were not going to do any of this stuff individually until we got all of our rules together. And so this item being on the agenda is in violation of what we passed at our meeting, when we said we were going to do all of our organizational rules, we're going to revamp all of our organizational rules at one time, and that we were not going to bring them back individually, piece -- in a piecemeal basis. And so I submit to you that this item should not be on our agenda. And that pursuant to the previous vote that we took that we would not take these items in a piecemeal fashion that this item should be included with all the other items that we are including in the revamping of our Board Procedures."

**CHAIRMAN PITTS:** "Commissioner Ellis."

**COMMISSIONER ELLIS:** "When do we say that? I mean, I'm being serious. I mean, I don't recall us having voted on something that was put forth before us that we -- that we voted on --"

**CHAIRMAN PITTS:** "At what --"

**COMMISSIONER HALL:** "(Off-mic comments.)"

**COMMISSIONER ELLIS:** "So some unannounced thing that we talked about?"

**CHAIRMAN PITTS:** At one of the -- these work sessions, and we're going to be talking about these work sessions later on in this meeting. It was -- it was stated and approved

that we would not bring individual items before us. That's not an incorrect statement. But it's before us. And I support it, and I think it's timely."

**COMMISSIONER ELLIS:** "You support --"

**CHAIRMAN PITTS:** "Yes, sir."

**COMMISSIONER ELLIS:** "-- this item?"

**CHAIRMAN PITTS:** "Yes."

**COMMISSIONER ELLIS:** "I mean, well, I don't know what to -- well, I don't know what we said we prohibited from bringing for their own legislation and talk about. But so, I don't know what to even ask for reference to. So I'll continue to sort of listen to what this is about and figure it out."

**COMMISSIONER ARRINGTON, JR.:** "So Madam County Attorney or Mr. Chair, I mean, either -- Mr. Chair, if you're saying that we did approve that, and this is part of that, then we should not go forward with hearing this item. Madam County Attorney."

**Y. SOO JO, COUNTY ATTORNEY:** I don't recall specifically if that was done. But I do think that sounds familiar that you may have voted that that's how you're going proceed. If --"

**COMMISSIONER ARRINGTON, JR.:** "The Chair admitted that -- that it was approved."

**Y. SOO JO, COUNTY ATTORNEY:** "But on the other hand, you can also decide to proceed in a different manner today if you so --"

**CHAIRMAN PITTS:** "Thank you."

**Y. SOO JO, COUNTY ATTORNEY:** "-- choose. But I do recall what you're saying."

**COMMISSIONER ARRINGTON, JR.:** "How can we -- how can we choose if we already voted that we were not going to bring individual items like this, and that we were going to include them with all of the other items, how are you saying that we can do that today?"

**Y. SOO JO, COUNTY ATTORNEY:** "I mean, you didn't pass a law that you were prohibited from bringing it forward. You agreed that you were going to proceed in that manner."

**CHAIRMAN PITTS:** "Thank you."

**Y. SOO JO, COUNTY ATTORNEY:** "And today, you could agree to proceed in a different manner if you so choose as a Body."

**CHAIRMAN PITTS:** "Thank you. Commissioner Barrett."

**COMMISSIONER BARRETT:** "Commissioner Arrington is correct. I mean, we did -- listen, I fully support the content of this particular resolution. I think it's fine, but I do agree with Commissioner Arrington that we did, in an official board meeting, that was open meeting, on the record, take a vote. And the vote was that we would not bring these items up individually. And this was clearly one of the things in that mix, because it was assigned in particular to a task force that you, Mr. Chairman, myself, and Commissioner Arrington were all assigned to along with the Clerk. And it was like all of us were talking about Boards, Authorities, Task Forces, there was a whole group of us to talk about that. So he is correct. And I -- it does seem sort of absurd if we're going to vote on doing something, and then just immediately undo it, unless there is a -- you know, an urgent reason to do this one separately, which I haven't heard presented. So I'm going to make a motion to hold."

**CHAIRMAN PITTS:** "Is there a second to the motion to hold? All right. There's a motion on the floor to hold. I hope we vote against the motion to hold. Madam, you ready?"

**CLERK GRIER:** "Yes."

**CHAIRMAN PITTS:** "You want to be heard before we vote on the motion to hold?"

**COMMISSIONER THORNE:** "How long are we holding for?"

**COMMISSIONER BARRETT:** "To the next meeting."

**CHAIRMAN PITTS:** "What's your pleasure? Vice Chair, you want to be heard?"

**VICE CHAIR ABDUR-RAHMAN:** "Yes, please."

**CHAIRMAN PITTS:** "Motion on the floor is to hold."

**VICE CHAIR ABDUR-RAHMAN:** "I'm not sure that we took a vote on it. I understand it was in the work session. But I don't recall us taking a vote at the BOC."

**CHAIRMAN PITTS:** "No."

**VICE CHAIR ABDUR-RAHMAN:** "So if we -- in fact, we did --"

**CHAIRMAN PITTS:** "Just a minute, just a minute, just a minute, just a minute, just a minute. I can clarify this."

**VICE CHAIR ABDUR-RAHMAN:** "Thank you, Chairman."

**CHAIRMAN PITTS:** "In the conference room on the tenth floor, there was a verbal motion made, and I voted to do so. However, that does not preclude us in taking a different action today. Continue."

**VICE CHAIR ABDUR-RAHMAN:** "Okay, Chairman. So just for the clarification of the public --"

**CHAIRMAN PITTS:** "Yes."

**VICE CHAIR ABDUR-RAHMAN:** "-- a vote in a conference room versus a --"

**CHAIRMAN PITTS:** "It was an advertised meeting --"

**VICE CHAIR ABDUR-RAHMAN:** "Okay. It was an advertisement meeting? Okay. So it would -- okay. I withdraw. I withdraw."

**CHAIRMAN PITTS:** "All right. Commissioner Thorne."

**COMMISSIONER THORNE:** "I mean, I honestly, I don't -- I don't remember a formal vote. I just -- maybe more a gentlemanly agreement. And I have no problem holding until August 7th, because I don't think it -- you know, any major appointments need to be made. If that's --"

**CHAIRMAN PITTS:** "Well, we got an issue coming up right now. We just discussed that this is --"

**COMMISSIONER THORNE:** "Well, okay. I do see that. But yeah, I -- I mean, Commissioner Arrington, with all due respect, when -- you know, when are we going to have the working -- have you worked on the things that you're supposed to work on and come before this Board back in January that was assigned to --"

**COMMISSIONER ARRINGTON, JR.:** "Ma'am, I brought a resolution two years ago for the change of the Full-Board Appointment Policy and the District Board Appointments Policy. I brought a resolution last December to get rid of the Fulton County Housing Authority. I'm six months ahead of y'all, every time."

**COMMISSIONER THORNE:** "Yeah. But where's -- I mean, there are things that we're all supposed to be working on. And then you know, if you actually work on it, then you get in trouble for bringing it forward. But I mean, do we wait til the next session, and



then people don't show up? Like, we have a hearing today at 6:00 o'clock. And I've -- and there's some Commissioners that just didn't -- decide not to come, not to stay. There's some of us that seem to be here every time trying to get the quorum, trying to do the official things. So we just need to -- I think we should just start chipping away at things. This a very straightforward -- we -- our agenda was due on Wednesday. So we had a full week to meet with Chairman Pitts, to talk amongst ourselves to decide, is this something good? Is it something bad? So let's go ahead, I say, and let's approve it, and not hold it any longer."

**CHAIRMAN PITTS:** "Commissioner Bridget -- no, Commissioner Dana Barrett."

**COMMISSIONER BARRETT:** "Madam Clerk, can you please confirm that we did, in fact, take a vote just for clarity, and that it was in an open meeting?"

**CHAIRMAN PITTS:** "I said it three times."

**COMMISSIONER BARRETT:** "I know, but there's some question about not remembering. And it was -- I just want it to be on the record, officially that we took a vote --"

**CHAIRMAN PITTS:** "Repeat that, and we'll deal with this -- these special meetings later on in the meeting. But what I think, everybody is done with those --"

**CLERK GRIER:** "Yes."

**CHAIRMAN PITTS:** "-- anyway. But come on."

**CLERK GRIER:** "During the work session, special call, there was a vote to hold all items such as this until you had a --"

**CHAIRMAN PITTS:** "There was --"

**CLERK GRIER:** "-- four. Yes."

**COMMISSIONER BARRETT:** "Thank you."

**CHAIRMAN PITTS:** "And we, today, we can change that, and that's what this seeks to do, because it's timely. Commissioner Arrington, followed by Commissioner Ellis."

**COMMISSIONER ARRINGTON, JR.:** "I made the motion. So I know that it was made. The Chairman confirmed that it was made. He said that he approved it. And he supported it and voted for it at that time."

**CHAIRMAN PITTS:** "I did."

**COMMISSIONER ARRINGTON, JR.:** "And so then none of these rules mean anything. None of these rules that we adopt mean anything. None of them mean anything. If we're not going to follow the rules, nobody has to follow the rules. Guess what, there are no rules, y'all. There are no rules. There are no rules, because we voted for something, we said we're going to follow a specific procedure, because we're trying to amend all of our procedural manual, our processes and procedures. We voted that we were not going to do it in a piecemeal fashion, and that we were going to do it together. We've been working on that. But now, we want throw it all to the wind because this -- forget that we voted on it. That doesn't mean anything. Forget that we voted that we were going to handle all of items together. It's the wild, wild west. Yippee ki-yay."

**CHAIRMAN PITTS:** "Commissioner Ellis."

**COMMISSIONER ELLIS:** "I think the danger of, you know, trying to record something in terms of a vote in a work session, I think we've basically demonstrated this multiple times now. You don't have something codified. I don't even know what items such as this mean. I don't know technically, whether this is a, you know, procedural rule, an ordinance, you know. This is not something that y'all voted on where there's some sort of clear definition around what it means or doesn't mean. I wouldn't have supported it anyway, so, you know, because I think that we ought to be discussing this stuff at our meetings, acting on them, and moving forward. You know, I think that this, having these work sessions to talk about, you know, what kind of kindergarten rules we're going to come up with, it's not particularly productive. And I'd rather see us focus on actually governing, getting to the issues we've got at hand. So, you know, I'm interested in hearing from, you know, the Chair, who's brought this forward. And I -- as I understood it, this was also with the input of Commissioner Barrett too, in terms of what the words on this page are. But, you know, what does this do, why it's important, and why we should -- why we should support it today? So that's my question for you, Mr. Chair."

**CHAIRMAN PITTS:** "All right. You want to respond? All right. So it is correct that Commissioner Barrett and I talked about this. She was in supportive of it the last time I talked to her. But that -- that changes with the wind when you're dealing with certain Commissioners. Anyway, this is very straightforward. It simply restates that a person on a Board, Commission, Authority, et cetera serves at the pleasure at the nominating Commissioner, period. And if it's a Full-Board nomination, that person serves at the pleasure of the Full Board of Commission. That's all this does. Commissioner Ellis, Commissioner Barrett."

**COMMISSIONER ELLIS:** "No, I'm done."

**CHAIRMAN PITTS:** "Commissioner Barrett."

**COMMISSIONER BARRETT:** "Okay. The disrespect is just really not called for, period. I fully support the content of this ordinance, fully. But Commissioner Arrington is correct. We did vote on this. And I mentioned this to you when we talked about it. And I am only asking to hold it because I know we're about to have a conversation about how we want to proceed on the rules. So that's the reason I'm holding, not because I'm changing my mind with the wind. But because I want our word to matter. And when we take a vote that is us as a Board, giving our word that should matter. It should not be flip-flopping from meeting to meeting. And yes, I understand that it was in a work session, and so it is not documented on video. But it was documented. And it's -- that's the facts. I'm not saying there's anything wrong with the content of this agenda item. I'm only asking that we hold it."

**CHAIRMAN PITTS:** "Anything else? Commissioner Arrington."

**COMMISSIONER ARRINGTON, JR.:** "Yes, sir. I want to be real clear with y'all. They're talking about this was a work session. This was a duly-advertised meeting of the Board of Commissioners, period. We -- you could call it a kitchen if you want to. I don't care what you call it. It was a duly-advertised meeting of the Board of Commissioners. And there was an affirmative vote of four Commissioners. Now, that's what happened. And Mr. Chair, I don't know how you can talk about Commissioner Barrett changing in the wind. You're the one that's changing in the wind. You're the one that said you voted for it."

**CHAIRMAN PITTS:** "I did."

**COMMISSIONER ARRINGTON, JR.:** "And now, you're voting to do -- proposing to do something else."

**CHAIRMAN PITTS:** "And that's --"

**COMMISSIONER ARRINGTON, JR.:** "So I would consider that changing in the wind, not what Commissioner Barrett is doing. Commissioner Barrett is honoring the previous vote of this Board."

**CHAIRMAN PITTS:** "County Attorney has already opined that we able to pro -- introduce new legislation, vote on legislation that may be contradictory to a previous action. That's what's --"

**COMMISSIONER ARRINGTON, JR.:** "Well, we're able to change in wind. Thank you, County Attorney."

**CHAIRMAN PITTS:** "Anything else? I'd appreciate your favorable vote, move on, and we'll deal -- correct -- strike that -- to hold. I would hope that we would move forward, and we'll deal with these work sessions later on in the meeting."

**CLERK GRIER:** "And the vote is open on the motion to hold. And the motion to hold fails; three yeas, four nays."

**CHAIRMAN PITTS:** "All right. Motion on the floor is to approve. Let's vote, please."

**CLERK GRIER:** "And the vote is open. And the motion passes; five yeas, one nay."

**CHAIRMAN PITTS:** "Next item."

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**CLERK GRIER:** "**24-0452** Request approval of a resolution of the Fulton County Board of Commissioners to provide funding for a freestanding emergency department in the South Fulton area to be constructed and operated by the Grady Healthcare Corporation through the issuance of bonds via the Fulton-DeKalb Hospital Authority, and for other purposes, sponsored by Chairman Pitts."

**CHAIRMAN PITTS:** "Motion to approve by Commissioner Arrington, seconded by Commissioner Thorne. Dr. Roshell, you want to -- a little context to this? I think everybody knows what it is, and I hope everybody will vote favorably."

**DR. PAMELA ROSHELL, COO, HHS/PUBLIC WORKS:** "Thank you, Chairman Pitts. First, let me thank each of you for the opportunity to brief you on this proposed partnership with Grady to establish an emergency services access point for the residents of South Fulton, specifically a freestanding emergency room. On June 26, as a part of the County Manager's operational report, we also had the opportunity to provide an update to the public and included this information in that report. Today, this resolution seeks to establish the financing mechanism as defined by our CFO Sharon Whitmore for a one-time investment of \$19 million dollars for the capital costs to establish this freestanding emergency department."

**CHAIRMAN PITTS:** "All right. Any questions? Again, the motion of the floor is to approve. Motion for approval by Commissioner Arrington, seconded by Commissioner Thorne. Commissioner Ellis."

**COMMISSIONER ELLIS:** "Can you outline the funding source which is proposed for this, and how it will flow through, and why you feel it is generally neutral to what our original plans were?"

**SHARON WHITMORE, CHIEF FINANCIAL OFFICER:** "Commissioner, thank you for that question. Well, how we have proposed funding this request for the \$19 million contribution was, as stated by Dr. Roshell, through issuance, a bond issuance by the Fulton-DeKalb Hospital Authority. We had proposed redirecting a portion of the two and a half million dollars that we had originally programmed in this year's budget as a recurring expense to support operations of the Behavioral Health Crisis, that we would use those, a portion of those monies instead to support the debt service. We had an estimated that annual debt service at 1.7 million. That amount may change depending on market conditions when we actually issue the bonds, and that we would then operate the Behavioral Health Crisis Center at the level that the state funding that's being provided with support. And I would actually ask Dr. Roshell to provide comments on what that operating model would look like based on the state funding level that we'll receive."

**DR. PAMELA ROSHELL, COO, HHS/PUBLIC WORKS:** "Thank you, Sharon. So as we shared at the June 26th meeting, the operating model, at the opening phase of the Behavioral Health Crisis Center will include the peer support program, which we termed, living room, it will also include 24 crisis beds at \$9.4 million annually."

**COMMISSIONER ELLIS:** "So that -- so the differential will be what we have had in there as a recurring item, we'd expect it to stay contained within that figure, in terms of once we issued the bond for the debt service associated with these bonds; is that correct?"

**SHARON WHITMORE, CHIEF FINANCIAL OFFICER:** "Yes, sir."

**COMMISSIONER ELLIS:** "At or below?"

**SHARON WHITMORE, CHIEF FINANCIAL OFFICER:** "Yes, sir."

**COMMISSIONER ELLIS:** "Okay. Then how quickly could these bonds potentially be issued?"

**SHARON WHITMORE, CHIEF FINANCIAL OFFICER:** "My understanding from our meetings with the Hospital Corporation is that they were looking for the commitment now for the certificate of need purposes, but they would not be looking for the proceeds until sometime next summer. So we would -- we would not need to issue the bonds immediately."

**COMMISSIONER ELLIS:** "Okay. So most likely, we'd a -- it would be a 2025 item in terms of the issuance of the bonds?"

**SHARON WHITMORE, CHIEF FINANCIAL OFFICER:** "Yes, sir."

**COMMISSIONER ELLIS:** "Okay, thank you."

**CHAIRMAN PITTS:** "All right. Any other questions? The motion on the floor is to approve. Please vote."

**CLERK GRIER:** "And the vote is open. And the motion passes unanimously."

**CHAIRMAN PITTS:** "Next item."

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**CLERK GRIER:** "Commissioners' Presentation and Discussion items, **24- 0404**, CFO and Purchasing Director on implementation of Cherry Bekaert procurement recommendations."

**CHAIRMAN PITTS:** "Madam CFO."

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**Y. SOO JO, COUNTY ATTORNEY:** "Mr. Chairman, if I may, I'm so sorry to interrupt. There's one additional item from Executive Session that I omitted."

**CHAIRMAN PITTS:** "Okay."

**Y. SOO JO, COUNTY ATTORNEY:** "If I may offer that --"

**CHAIRMAN PITTS:** "Proceed, proceed."

**Y. SOO JO, COUNTY ATTORNEY:** "-- motion. Is there a motion to approve the appraisals and execution of resolution authorizing publication of notice and authorizing first closing and execution of the amended agreement regarding real property located at 146 Peachtree Street with SoDo, L -- excuse me -- with SoDo 146 Peachtree Street, LLC?"

**CHAIRMAN PITTS:** "We have a motion to approve by Commissioner Dana Barrett, seconded by Vice Chair Abdur-Rahman. Please vote."

**CLERK GRIER:** "And the vote is open. And the motion passes; six yeas, zero nays."

**CHAIRMAN PITTS:** "All right. Continue, Madam Clerk."

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**CLERK GRIER:** "24-0404, Report from CFO and Purchasing Director on implementation of the Cherry Bekaert procurement recommendations."

**CHAIRMAN PITTS:** "All right. Madam CFO, Madam Purchasing Director."

**SHARON WHITMORE, CHIEF FINANCIAL OFFICER:** "Thank you, Mr. Chairman. We did submit to the Board yesterday, a memorandum outlining our response review comments, and I will turn it over to Felicia to walk you through the summary of that report."

**CHAIRMAN PITTS:** "All right, Ms. Strong-Whitaker, you have the floor."

**FELICIA STRONG-WHITAKER, DIRECTOR, PCC:** "Yes. Good afternoon, Commissioners. As I stated in our -- in the summary, the majority of the recommendations had already been implemented. Eight of them, we are in the process of implementation. We did not agree with four of the recommendations, and we provided our reasons for that. And the others involve the constitutional officers. And I believe that has been addressed today."

**CHAIRMAN PITTS:** "Which four did you not agree with?"

**FELICIA STRONG-WHITAKER, DIRECTOR, PCC:** "We did not agree with the one about renewals should not come before the Board of Commissioners. We did not concur with that one. The other one -- hold on, I have to pull my document back up, I'm sorry. I was working, doing some other things, sorry."

**CHAIRMAN PITTS:** "Number 10 and number 12, I'm told."

**FELICIA STRONG-WHITAKER, DIRECTOR, PCC:** "Okay."

**CHAIRMAN PITTS:** "10, 12 and 18 -- 19. 10, 12, and 19 and 20."

**FELICIA STRONG-WHITAKER, DIRECTOR, PCC:** "I can't see it. Okay, and number 10, that was regarding the renewals. Number 12 was, we do not agree with the automatic renewals to be added to any of our contracts. We do prefer for those agreements to come before this Board for approval. Number 18 -- oh, it was number 19, encourage vendors to conduct training sessions for departments on products. We think this would be a conflict with our procurement process. And the final one is number 20, consider establishing a centralized team to handle common purchases. Our procurement teams are already divided by teams A, B, and C and K. And the they are assigned to specific departments. And my teams can, based on the services that they provide for that department, they are very knowledgeable about what the department

needs and what their needs are. And so we believe we are already organized in a way that is very efficient and works well for the departments."

**CHAIRMAN PITTS:** "Okay. I think those comments are all very reasonable. Vice Chair Abdur-Rahman."

**VICE CHAIR ABDUR-RAHMAN:** "Chairman, just momentarily. For the viewing public, could you just give the reason why you all feel that it's best for the renewals to come back in front of the Board as it -- which is the best practice that you all want to do, as opposed to the way that they had discussed it. Just summarize that, please."

**FELICIA STRONG-WHITAKER, DIRECTOR, PCC:** "Sure. In my previous life, I was the Purchasing Director for the city of Atlanta. And other, I looked at other large organizations, and they do bring all of their renewals back to their governing authority. Some counties do not do that. But for us, I think it's best practices because the departments get to tell, not only Purchasing, but the Board, what this -- why this contract needs to be continued, if there is an increase in the spending authority required. And it's much easier for us to track and keep up with those -- with those projects. It's a practice that the county has had for quite a long time. The Board had a policy up regarding it. I see no reason to make that change."

**VICE CHAIR ABDUR-RAHMAN:** "I think it's a good policy, best of practices. So but I just wanted the listening audience to know why you all thought that that was best to stay in place. Thank you."

**CHAIRMAN PITTS:** "Thank you, Vice Chair. Thank you very much. Madam Clerk, continue."

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**CLERK GRIER:** "**24-0445**, Discussion, outstanding water bill from city of Atlanta."

**CHAIRMAN PITTS:** "All right, Madam CFO, where are we? Any update?"

**SHARON WHITMORE, CHIEF FINANCIAL OFFICER:** "No major new update, Mr. Chairman. We're still continuing our efforts to physically visit and verify accounts that are on the list provided by the city. And Finance and D.R.E.A.M. are continuing the effort to map the payments that the county has made to the payments that the city has indicated they've received and posted to our accounts. And then anything that shows up with a discrepancy, we are researching to see if we have a check that was issued that the city is not, you know, identifying on their list. In addition to that at the last meeting, I think you brought this up and I reported that we had a session scheduled with



Atlanta Public Schools to speak with them regarding a similar exercise that they are going through. Hakeem and Joe were able to speak with APS, and we shared our approach and discussed with them their situation and their approach. And we also agreed to demo the EnergyCap system that we're using for -- and have been using since, I believe, 2015 to track our utility accounts and payments. So we're continuing the effort on our part to tie down all the payments. And I think we're about at a point where we may be ready to reach back out to the city, at least to review the list of accounts and identify those back to them that we believe they have on their list that do not belong to the county. And while we continue to map our payments per our system to the payments that they have identified and posted in their system, and look for any discrepancies."

**CHAIRMAN PITTS:** "All right. Vice Chair Abdur-Rahman."

**VICE CHAIR ABDUR-RAHMAN:** "Chairman, I appreciate the movement on this, however, I would like to publicly say that I would like to see some closure, or some effort for a closure. This was something that was brought up during my campaign. And I think that we owe the public some type of closure to this. That's not to say that we are not doing what we need to do. And I thank you, Ms. Whitmore, for the work that you all are doing. But I would, Chairman, just put out there that I would like to see some movement on both sides and work to some type closure, since this was thrown out there as though -- and hey, I'm going to say it, as though we had all this money that we owed, and we were not going to pay it. So -- and I know it was doing the animals services contract and all that. And I know this is a political environment. But I think it is in the best interest of the taxpaying citizens of Fulton County and city of Atlanta for us to move this as expeditiously as we can. But to try to move to some type closure of whatever it is we do or don't owe, sir. Thank you."

**CHAIRMAN PITTS:** "I agree with that. But unfortunately, we don't meet again until when? Sometime in August, right? Unfortunate --"

**SHARON WHITMORE, CHIEF FINANCIAL OFFICER:** "We actually don't have a meeting scheduled with them. Where we left it is, we would take the list. And we would come back and do our review and analysis on it. And shortly after our meeting, the city had its major water main break. And we've continued our efforts to review the list. Like I said, I think that we're at a point now on physically reviewing the -- all of the accounts that they have identified as our accounts. And we'll be -- have some questions for them, and may need to go out physically with them to review some of the locations. So that's part of the process is to first verify that what they're billing us for are actually our accounts. So I think we're close to having some resolution on that from our end. The

second part of it is, they gave us detailed data going back to 2008 on the six major accounts that they indicate have a past due balance. And we have been going through and trying to map payments from our system against the payments -- the bills and the payment information that they've shared with us. And looking for anything where we don't see a payment posted to see if we've get the check information and we can show them, well, we cut you a check, and you cashed our check, but we don't see it applied against our accounts. So those are the kinds of things that we're going through now in this exercise. And in order to do that in some cases, we're having to go into the record center and dig out boxes, and go back and find the actual bills, the original bill that we paid in order to trace it all the way through the payment process on our side. So it's taking time. But we are continuing the effort to work on it because closure is the goal. It, as I stated very early on in this exercise, we -- the goal is to get to a point where we have an amount that we either agree that we owe them, or we say, well, here's everything that we've paid you, and you've not shown us any documentation for anything beyond this date. And then that's where the County Attorney's office would need to address whether or not we want to, you know, make some sort of offer to the city to just settle even if we don't think we owe it, or argue that we're not going to offer a settlement, and have to resolve it some other way. So we're trying to do the research part on our end to get to a clean report out of what's been billed and what we've paid, tied out by check number and everything. So that's where we're at."

**VICE CHAIR ABDUR-RAHMAN:** "Thank you. Chairman, I do understand that we want to be thorough, I -- I get it. But Chairman, with all due respect, a narrative was put out there that we owed money, and we owe this large amount. So if I put myself in the shoes of telling my mortgage company that I've made X amount of payments and they said, no, Ms. Abdur-Rahman, you only made these amount of payments, I'm going to immediately show them. And so Chairman, with all due respect, and County Attorney and County Manager, I just want some sense of urgency. Now, I know we're having a lot of water main breaks in city of Atlanta. So I get it, I understand that will take precedent over anything else, because that is a safety issue. However, I want to make - - my concern is that it was thrown out there, it was thrown out there several times. It was thrown out there on social media. It was thrown out there at meetings, at forums. It was thrown out there every time I turned around. So to me, we owe, and so does the city of Atlanta owe, as expeditiously as possible, and as thorough as possible, to bring this to closure. So that's why I was saying my comments were -- you know, you can't throw something out there, and then, you know, we look up, it's summer of 2025. And you still saying the same thing. So that is my only concern. And I think that the spirit of what you've said, Ms. Whitmore, is that you all are going to try to see if you can, you

know, get a meeting as soon as you can with them, and see if we'll have some more movement. Thank you."

**CHAIRMAN PITTS:** "Thank you. And I agree with you. And my commitment to the Mayor was, and still is, if we owe anything, we'll pay it. But they've got to prove to us that we owe it, number one. Point number two, the issue of the statute of limitations having expired looms large over this as well. Because theoretically, legally, is it four years going back, four years? That's still an outstanding question. And most of these, what they're talking about, seven, eight, nine, ten, 15 years ago."

**Y. SOO JO, COUNTY ATTORNEY:** "More like, 20."

**CHAIRMAN PITTS:** "Twenty. Okay, so --"

**Y. SOO JO, COUNTY ATTORNEY:** "And the statute of limitations would depend on the type of debt and the dates, the circumstances of that particular debt, which until we have that information, we can't even run that analysis. But 20 years exceeds any statutory time period that we are aware of."

**CHAIRMAN PITTS:** "So keep pushing."

**VICE CHAIR ABDUR-RAHMAN:** "Please. Because I think we owe it to the taxpaying citizens. If we owe, we owe. If we don't owe, we need to close it out. We need to give some type of closure to it. So, thank you."

**CHAIRMAN PITTS:** "Continue, Madam Clerk."

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**CLERK GRIER:** "**24-0446**, Options to confirm or deny allegations of a culture of corruption in Fulton County government."

**CHAIRMAN PITTS:** "All right. Madam County Attorney, you were making a report to us a couple of meetings ago about this. I don't believe you finished. And even today, that term came up again during public comment. And I'm really interested in who, if anybody, investigates us the, what, 44 elected officials if we are accused of wrong -- wrongdoing."

**Y. SOO JO, COUNTY ATTORNEY:** "So there --"

**CHAIRMAN PITTS:** "Or do we have a free hand?"

**Y. SOO JO, COUNTY ATTORNEY:** "Certainly, no one is above the law, not any elected official or any citizen. But as --"

**CHAIRMAN PITTS:** "But who, specifically -- go ahead, I'm sorry."

**Y. SOO JO, COUNTY ATTORNEY:** As to elected officials, if someone, if a citizen suspects that there is any kind wrongdoing or would like, feels that there's a basis for investigation, there are several options. I mean, the obvious option is law enforcement, if you feel that there's a crime that may be committed, or the District Attorney is an alternative to law enforcement. If you feel that there is an ethical violation in Fulton County, we do have a Board of Ethics. If the official is a state official, you may choose to go to the Attorney General's office. We also have Fulton County whistleblower procedure if there is something that you feel is an appropriate subject for whistleblower complaint. We have a process for receiving and investigating those complaints. If you feel that there is wrongdoing that is a violation of county personnel policy and procedure, you can report that to the individual supervisors if they have one. To your question about elected official, they do not have a supervisory chain within the county in the way that other employees do. So those complaints would be addressed to the first entities that I mentioned --"

**CHAIRMAN PITTS:** "Which was? Which was --"

**Y. SOO JO, COUNTY ATTORNEY:** Which was the District Attorney's office, the Attorney General's office, law enforcement, or the Board of Ethics. The other options you may have depending on the position of the elected official, if they are a member of the judiciary, the JQC, the Judicial Qualifications Commission investigates any allegations of wrongdoing. And if they are a member of the State Bar, if they're a practicing attorney, there is a process through the State Bar as well to investigate violations or failures of professional responsibility."

**CHAIRMAN PITTS:** "That sounds loosey-goosey to me. Commissioner -- Vice Chair."

**VICE CHAIR ABDUR-RAHMAN:** "Chairman, I appreciate your efforts with this. I just want to say for the record, I saw a social media post. And the social media post said, you know, I've come to the BOC, and I keep asking for a forensic audit. And so we probably need to educate the public on when they're asking for forensic audits, what would trigger a forensic audit. Just coming down here and asking for it at the podium is -- because I -- what I did, I in-boxed this person -- well, they in-boxed me. And I said, listen, there are policies, procedures, if you have something in black and white, I suggest the areas that you said, County Attorney, the AG, the District Attorney, you know, our County Attorney as well. I put you in there, I hope you don't mind, but through the process. I don't want the public, because this person did go back, and she cleaned it up. I don't want the public to think that people are coming down here, asking us for a forensic audit, and we just turning a blind ear to it, or we're like, no, we're not

going to do it. There are procedures in place. And as much as I think they understand what a forensic audit will bear, what you're looking for something. I don't think they truly understand the process. And so if -- and I hope I didn't give you too much. But I just wanted you to kind of opine on that a little bit as to what would trigger that, or what's the procedures or what, what have you."

**Y. SOO JO, COUNTY ATTORNEY:** "Well, I -- I'm not sure if this is exactly responsive to your question. But I do want to say that probably a simple way of thinking of it is, for example, if you wanted to report a crime, and you came down to our public comment and you said, this happened to me, someone robbed me, someone broke into my house. That does not necessarily trigger a police investigation, because you're here in public comment in a forum where you are expressing, you know, you're utilizing your First Amendment right to express yourself. And this, speaking your mind at public comment does not necessarily trigger any investigative process. So it is important for any concerned citizens to certainly, you know, have their concerns addressed. But in order to do that, the best way is to address those concerns to the appropriate body that makes inquiries and investigates those types of concerns."

**VICE CHAIR ABDUR-RAHMAN:** "Thank you, County Attorney."

**CHAIRMAN PITTS:** "And it is also true though that we cannot restrict what the public comments that the public makes during public comments; is that correct statement?"

**Y. SOO JO, COUNTY ATTORNEY:** "Yes. Would be --"

**CHAIRMAN PITTS:** "Generally speaking."

**Y. SOO JO, COUNTY ATTORNEY:** "For the most part yes. It is very -- people have a broad First Amendment right to express themselves. There are very, very limited circumstances such as incitement of violence. If someone came down and said, let's do something violent and tried to rile people up. Those types of circumstances that are very narrow, can be restricted. But for the most part, this is a forum in which you have chosen to provide the forum. And the law provides a very broad right to express yourself as a citizen."

**CHAIRMAN PITTS:** "Okay. Commissioner Thorne."

**COMMISSIONER THORNE:** "On that regards, we get calls to audit the Animal Shelter, calls to audit the DA, calls -- so that is true. I think the public needs to be a little bit more educated. Perhaps, you know, Commissioner Ellis, you could chime how we could -- what could trigger an audit. As a Commissioner, we can request but we have to have documentation, we have to proof. We have to do something to get the audit board

to approve our audit. It's not -- we can't just blanketly say, go and audit the entire Animal Services Department. Also as a elected official, and also as a public commenter, when I was a public commenter, I didn't feel like I got listened to. Commissioner Ellis did give me a call, which I much appreciated. Chairman Pitts had a meeting with me, which I very much appreciated with --"

**CHAIRMAN PITTS:** "Well, I write down -- let's, for the record, I write down everything that every person who speaks says."

**COMMISSIONER THORNE:** "I know you do. And so I appreciate that. I appreciate you listening. And a lot -- as a frustrated citizen, just being heard, that is just something I need. We don't have to agree, but just being heard and just being listened to. So now, as a Commissioner, I have a heart for these people who come down here and comment as well. And I try to reach out if there's something that I think I can help with. I hope they'll hold me accountable to that. But when you text me, when you call me, when you email me, I feel like it is my duty to respond in some way, even if I can say, I don't know, I simply don't know, or if I can give direction. But just letting them know that they're being heard. And so I just encourage my fellow Commissioners to pick up the phone, answer an email, go to great lengths, have a meeting with that person to hopefully, we can eliminate some of these public commenters that come down and just seem to be getting more irritated every time they come. From what I heard, my appointee on the Board of Assessors, which was appointed by predecessor, he was very frustrated and sending lots of e-mails. And so she just put him on the board for taxes. And now, he's one of the -- one of my greatest Board Members that I have, and he really digs in and gets answers for me. So I just like to make that comment as a Commissioner comment."

**CHAIRMAN PITTS:** "Thank you. Commissioner Dana Barrett."

**COMMISSIONER BARRETT:** "Thank you, Mr. Chairman. Madam County Attorney, just for clarification, it's my understanding that -- well, first of all, I want to talk about the comment you made about what we can and cannot restrict in terms of what we can ask in -- of the public commenters in terms of what they say and don't say. I'm not saying I'm a proponent one way or the other, but we do restrict free speech in this room, in that we don't allow placards. And we give two minutes. And we ask them not to curse, which is not inciting violence or any of those things. And it's also my understanding before you answer, that there are other counties that have more specific rules about what can and cannot be said. And now, I don't know what they do to enforce them. But they are -- I want to say it's Henry County that has it where that they do specifically ask to the public commenters not to engage in, like, personal attacks. And so I want to -- I

want you to please clarify, because your answer sounded like we're not allowed to do that. And it seems like maybe we are."

**Y. SOO JO, COUNTY ATTORNEY:** "So broadly, under First Amendment, people, just as a -- as a, as a starting rule have a lot of discretion as to what they can say. In this forum, it is a limited forum. It's not like they're walking around on the street, they are coming into your meeting, you have offered a certain amount of time. So content-neutral restrictions such as time, just because it would be impractical if they spoke for as long as they would like to for as many people who come, then you would never be able to conduct your business. So because it is a specific kind of forum, those types of content-neutral restrictions can apply, and that's appropriate. As to anything that pertains to content, like for example, the restriction you mentioned about personal attacks, there is diverging case law as to how strictly any kind of restraint on this type of speech is scrutinized. So we have historically erred on the side of providing the widest latitude from among the different legal guidance as to how much restriction is appropriate in this type of forum. Some restriction that is content neutral, and to keep order and as to time and things like that, is allowable, and that's why it's been instituted. But we probably are not exercising the maximum amount of constraint that we could try to as a county. But I think as a philosophical stance, this Board has allowed a good bit of latitude up until this point."

**CHAIRMAN PITTS:** "Vice Chair --"

**VICE CHAIR ABDUR-RAHMAN:** "Thank you, Chair --"

**CHAIRMAN PITTS:** "-- Abdur-Rahman."

**VICE CHAIR ABDUR-RAHMAN:** "Thank you, Chairman. I don't want to belabor the point. People get very passionate. People come down here, sometimes they make it personal, sometimes they don't. But then we have elected officials that do that. We have elected officials that go online and post a whole bunch of stuff they know good and well, they should not be posting. And so we should not, one, ask the public to adhere to something that some of us have not done, for one. For two, in closing of this, I'm going to say that, I think as a Board, and you know, I can't speak for everybody. But as a Board, generally speaking, everybody down here wants individuals to let us know how they feel. And sometimes we have to let individuals know -- I've had people come down here and speak against me, but I still reached out to them. I still invited them to come to the office for us to have a sitdown. Because I think, like Commissioner Thorne said, when they're coming down here -- and we don't engage with them, and we're not supposed to engage with them during public comments. There's a reason for that. But when they come down here and they keep coming, they're feeling like, okay, they're not

really listening, they just trying to get through the public comments, you know. And that is not the case. But I think we as being the largest county, and we do kind of set the tone in a lot of cases, that we offer a little latitude. Now, the cursing and threatening, I will never, ever support that. And I think we could be a little bit tighter on that. But I think the latitude that we should give them should also come with the instructions of how to reach out to us. For instance, I have my staff, I say, stop the person, tell them they can give me a call at so-and-so, so-and-so. I would like to have more information. Can you please give me your contact number? I think as sitting legislators, sitting Commissioners, there are certain things that we can do to educate individually. I had a person, I think, when we first started, I was -- I was a demigod, I was the worst thing to him, until he sat down and met with me, and I came out to his community. And he saw some of the things that I was doing. And he totally changed the way he felt about me. But I had to initiate some kind of contact. Now, I'm not saying that all the Commissioners need to do that, because some of us communicate differently. But I'm saying, we may need to understand that it is a two-way street, and sometimes we may have to educate the public."

**CHAIRMAN PITTS:** "Anyone else? And just for the record, in checking around I think that we have, by far, the most liberal public comments policies of any surrounding jurisdiction. And I'm not, for one, I'm not interesting in restricting what people say. Commissioner Ellis."

**COMMISSIONER ELLIS:** "Yeah, I'm less concerned about the public comments and that sort of stuff that get made. And -- but there have been a -- what I'm concerned about is the number of the events that have happened that have caused a lot of that public comment to fester. And I hope as we move forward from today, that a lot of this stuff that we've seen begins to abate and change. You know, I think it's certainly important for us for people to understand that we're not a -- we have no really prosecutorial-type authority, no criminal investigation authority, none of the stuff, which I believe you outlined, County Attorney. Maybe we should put a box up here for public comment in -- for people can write in if they have comments about our courts, comments about the operations of, you know, the Sheriff, things that are beyond our control, Tax Commissioner, et cetera. And let them record, written, put them in box, send them over to those officials. And send them over if there are things that are outside the scope of our investigatory pattern -- powers, and send them to those powers that be if they feel like they've got an avenue to get the -- get them addressed. You know, I think we've all probably -- they're probably people up here that's sitting on this -- sitting up here that have expressed our concerns to different, you know, parties, and then -- that so forth, you know, and frustrated that they haven't acted more than what they have. But maybe that's something to explore, is sort of a mechanism for citizens to



get their commentary related to certain individuals to the appropriate bodies, so that they hear them, not just coming down here and talking to us and trying -- or us to try to assimilate that and get it to people. So I would welcome that if you wanted to do that, you know. It's -- all of us up here, and I think that have served in here that are either an elected capacity or work in Fulton County government, you know, when bad stuff happens and bad headlines are written, it pisses us off. Because we invest a lot of time and energy in trying to make this a good government for our citizens. And when we have fellow employees or fellow elected officials that abuse that and bring the kind of commentary forth that we've seen, it's tremendously frustrating. And I share that same sentiment with a lot of -- with a lot of folks. But we are limited in what we can do. You can -- you can't audit your way around, you know, kind of another elected official and the court system and that sort of stuff, and them exercising their powers and how they -- how they see fit, and the fact that you don't like it and that sort of stuff, right? You -- there's just a lot of limitations on that. But we've done a lot of things, we took action on something today that came forward with the purchasing. We do have a forensic audit going on of something right now that emanated from something we talked about back in the fall of last year, so that is ongoing. We have listened, and we are trying to respond in the places where we can respond. And I think we emphasize that, but you know, we don't have to -- we don't have the ability to remove these people. We don't have the ability to write the Governor and say, remove these people, write the AG and remove these people. That's not our role. But if we need to put a mechanism in place to allow people to do that to direct them to the right parties, then I'm up for that too. But hey, I think regardless, when they're bad things are going on, people need a place to speak, and this is the Body where they're going to come down and speak, then we shouldn't restrict that, you know, on any -- on any means, so."

**CHAIRMAN PITTS:** "Thank you, sir. Mr. Manager, you were not here, we'll continue this morning when we started. I meant to announce, not that we're telling is great news. Y'all hear me say all the time that Fulton County's a big deal. But the piece where we're ranked of the 3,000, I think, 128 counties in the United States of America, there's a poll that came out, and y'all would be proud of this. What does it say, Mr. Manager?"

**DICK ANDERSON, COUNTY MANAGER:** "Yes, sir --"

**CHAIRMAN PITTS:** "3,000 -- 3,128 counties and territories in the United States of America. And where does little-old Fulton County rank?"

**DICK ANDERSON, COUNTY MANAGER:** "So this is based on Site Magazine, which looks at economic development potential. We had made it into the top 20 a year or so

ago, now we're at number three out of 3,300 counties in the United States for economic development."

**CHAIRMAN PITTS:** "That's a big deal. We don't get credit for what we do, the good stuff, because all of the nonsense and foolishness. But others take notice of it. All right. Continue, Madam Clerk."

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**CLERK GRIER:** "The next item is sponsored by Commissioner Arrington, **24-0448**, would you'd like to hold that?"

**CHAIRMAN PITTS:** "Yeah, we'll hold that."

**COMMISSIONER ELLIS:** "I think --"

**CHAIRMAN PITTS:** "I'm sorry."

**COMMISSIONER ELLIS:** "-- this information hasn't been distributed actually by your office. These are just the minutes of the meeting."

**CLERK GRIER:** "Yes."

**COMMISSIONER ELLIS:** "So I think it's already done."

**CHAIRMAN PITTS:** "Okay."

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**CLERK GRIER:** "**24-0489**, Proposed dates for a BOC Policies and Procedural Rules Work Session."

**CHAIRMAN PITTS:** "All right. This is what we're talking about earlier. Now, the sense I get from talking, there's little to no interest in continuing those meetings about policies and procedures in these work sessions. But let's talk about, and decide to go forward or decide to do away with it altogether. What's your pleasure? Ms. Barrett, you were the one that wanted this."

**VICE CHAIR ABDUR-RAHMAN:** "You go ahead. I'll wait until you finish."

**COMMISSIONER BARRETT:** "Thank you, Mr. Chairman. My interest in doing this as a package was in the interest of working together on this, that there are plenty of our rules that are just fine as they are. But there are more than a few that are either outdated, or that we don't actually abide by currently, or that need adjusted to sort of be

aligned with what we have -- many of us have talked about in various discussions on the dais, behind the scenes, et cetera, in terms of things like the one you brought forth today, Mr. Chairman, regarding our appointments. And so the goal was to try to do it as one packet so that the rules made sense together as a group. And, you know, that was the goal behind it. We had split off into some various task forces and groups to do some individual things. We had several, I thought, relatively successful meetings. But you know, I'm -- if this is not what the rest of the group wants to do, it's fine with me. I'm -- it is what it is."

**CHAIRMAN PITTS:** "Vice Chair."

**VICE CHAIR ABDUR-RAHMAN:** "Yeah, I wouldn't say that -- well, for -- I can only speak for me. And I can't say that I would not want to do it. But I do have concerns with making decisions in a -- in a work session. And then we come back, and I know, it's publicized, and I know a lot of the things are done, but making decisions in work sessions, and then coming to the full body, bringing it, I guess in some cases could be good. But in a lot of cases, it's not. And the reason I say it's not, we already have the challenge of people having to weigh in on what we do. And we can say, well, we've got to work session, so-and-so so date, so-and-so so date, and that it is publicized, but the reality is, a lot of our individuals are not able to get here at the times that we the work sessions. For me personally, the work sessions have not been conducive to, I believe, the spirit of what you intended. And now, this is my personal opinion. But I don't feel like -- I feel like the work sessions, in themselves, have become politicized. Now, maybe somebody else wouldn't say that, but I'm going to say it. Because when you decide the work session replaces you having a conversation with me, there is nobody on this Board that should ever feel like they should not have a conversation with me. Commissioner Thorne, you and I have been on different ends of the spectrum. But we still have a conversation. And I can say that about other individuals. So personally, for me, the work sessions, to me don't work for me. Because personally, I think this Board has some type of issue with Board Members communicating honestly and effectively with each other. And I think that's part of our problem. And I don't think a work session is going to be effective if we do not have the respect, because I can't think of anything other than that, to say, you know what, I really don't think that Commissioner Thorne, what she has on there, I don't really don't think I agree with it, but let me have a conversation with her. Or I don't agree with what Commissioner Barrett has or Chairman Pitts, but let me have a conversation with that person. And maybe I'm an optimist, maybe I'm thinking that in politics, people should be able to have a conversation, respect each other, and show alternative sides of the -- of whatever it is that you would like to see done. You may win me over. Who knows? But if you take the position that you're never going to have a conversation with me, you'll have it at a

work session, I don't know how productive that work session could be. So personally, for me, I don't support it, because I think it has become too politicized right now. I think in some cases it may even be redundant, as we saw today what happened. And so unfortunately, as it stands, I think the way it started off, I supported it. But what it has evolved to now, I'm sorry, I couldn't support it."

**COMMISSIONER ELLIS:** "Thanks Mr. Chair. I sort of have a different -- well, my view on this subject in general is that, we've got a limited amount of time. We -- our staff has a limited amount of time, and we've got some super material issues to wrestle with as a Board. And I don't feel like the -- our individual policies and procedures are what are real issues are. And I don't really think that grinding on that and doing that in the context of the work sessions really moves us forward as a county. And I think we would be better served to take the time that we have and focus it on the things that really are going to move this county forward. And I think there also will be things that can work to unite us more as a Body with a common purpose. I think that, you know, look, I've been part of this Board now for a while. And there have been issues with policies and procedures, and the way they've generally been dealt with is we brought them up individually, discussed them, adopted, or adopted things in individual meetings, and moved forward. And we have improved the conduct of our meeting. And we've made, you know, kind of progress with that over time. You know, we have something, it's just reached the point where we just clearly needed to make an adjustment. And I think that that's a better way to go about approaching it. I just, for me, I just don't think, you know, this particular topic is, you know, a critical issue for the county at the moment, in terms of, you know, kind of where we need to be and what we need to do and what we need to focus on, and what we need to drive our staff's attention to and County Attorney's time to, et cetera. We got much bigger issues to be focused on and allow them to work on and for us to work on. So you know, if you want to bring something forward, I'd say do it in the context of a meeting, and let's -- let's deal with it and dispense with it, and have the debate and discussion around it there, and you know, the individual conversations that need to take place outside of the Commission meeting just like they would on other issues, have that occur. And I think that's a better course of action for us."

**CHAIRMAN PITTS:** "Commissioner Thorne. Huh? Well, I put you in it."

**COMMISSIONER THORNE:** "Oh, I know. You're putting me in the queue here --"

**CHAIRMAN PITTS:** "We're going to resolve this."

**COMMISSIONER THORNE:** "You know, I'm kind of a new Board Member like Commissioner Barrett here, and initially, I kind of enjoyed having all of us together in a

format where we didn't have to wait in the queue to speak, and we can banter back and forth. Some Commissioners, I mean, I see quite often, they're quite accessible. Others, I hardly see at all in their offices. So they -- and I -- it's almost awkward to try to give them a call and chitchat about something. So I do appreciate it, but I see both sides. And I guess I could go either way the Board sways with it at this point."

**CHAIRMAN PITTS:** "All right. Commissioner Hall, you got anything to say? You're the queue."

**COMMISSIONER HALL:** "I'm in the queue?"

**CHAIRMAN PITTS:** "Yes."

**COMMISSIONER HALL:** "No, I'm not. You got it."

**CHAIRMAN PITTS:** "Do I have it? No, I've said it, yeah. I don't think we're accomplishing anything. And based upon the actions today, so -- I was a huge supporter until it became political and a lot of foolishness. So no, I do not support it going forward. All right. Anything else? One more item?"

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**CLERK GRIER:** "Yes, Mr. Chairman. Bottom of page 9, **24-0490** Discussion, Fulton County Development Authority, project selection and community benefit guidelines, foreign direct investment policy, data center policy and Republic of Korea relationships, sponsored by Commissioner Barrett."

**COMMISSIONER BARRETT:** "I had put this on the agenda because I had wanted to get an update from the Development Authority on some of the recent projects in the same way that we do from some of the other groups like, Invest Atlanta today and MARTA, et cetera. Also, because I've gotten a lot of questions about the approved tax incentives for the two data centers that have made headlines this year. I get a lot of calls about that. And the foreign direct investment guidelines, et cetera, et cetera, all of that to say that I was hoping that they would be able to come today and speak. But Sarah Elizabeth is out of town, so I'm going to hold this until next time."

**CHAIRMAN PITTS:** "Any other items? All right. There are no other items to come before us at this time. However, at 6:00 o'clock? 6:00 o'clock is the public hearing on the -- what did I say this morning? On the millage rate at 6:00 o'clock, beginning at 6:00 o'clock, here in the Chamber. No further business at this time, we are adjourned."

**There being no further business, the meeting adjourned at 5:07 p.m.**