

1 RESOLUTION APPROVING A LICENSE AGREEMENT BETWEEN FULTON  
2 COUNTY, GEORGIA AND THE GEORGIA DEPARTMENT OF HUMAN SERVICES ,  
3 DIVISION OF FAMILY & CHILDREN SERVICES, FOR THE PURPOSE OF  
4 DISTRIBUTING TOYS AND ECONOMIC ASSISTANCE FROM WITHIN A FULTON  
5 COUNTY-OWNED REAL PROPERTY; TO AUTHORIZE THE CHAIRMAN OR THE  
6 COUNTY MANAGER TO EXECUTE THE LICENSE AGREEMENT; TO AUTHORIZE  
7 THE COUNTY ATTORNEY TO APPROVE THE LICENSE AGREEMENT AS TO FORM  
8 AND TO MAKE ANY MODIFICATIONS PRIOR TO EXECUTION TO PROTECT THE  
9 COUNTY'S INTERESTS; AND FOR OTHER PURPOSES.

10 WHEREAS, Fulton County, Georgia is the largest and most populous county in  
11 the state of Georgia, with residents requiring social assistance to meet basic needs; and

12 WHEREAS, The Georgia Department of Human Services, Division of Family &  
13 Children Services (DFCS) investigates reports of child abuse; finds foster and adoptive  
14 homes for abused and neglected children and provides several support services to help  
15 families in need; and

16 WHEREAS, The Christmas holidays are a special time of year for children during  
17 which lifelong memories are formed and it is desire of the DFCS that these memories  
18 have positive impacts with the social development of those children who are members of  
19 families that are economically disadvantage; and

20 WHEREAS, it is the desire of Fulton County to enter into a short term license  
21 agreement in substantially the form attached hereto as Exhibit A, with the DFCS to occupy  
22 the County-owned facility located at 475 Fairburn Road Atlanta, Georgia under the terms  
23 and conditions set forth in the license agreement for the purpose of assembling and  
24 distributing toys and providing social assistance to children and families; and

25 WHEREAS, Fulton County's Home Rule powers found in Article 9, § 2, Par. 1(a)  
26 of the Georgia Constitution provide, in part, that "[t]he governing authority of each county  
27 shall have legislative power to adopt clearly reasonable ordinances, resolutions, or  
28 regulations relating to its property, affairs, and local government for which no provision  
29 has been made by general law and which is not inconsistent with this Constitution or any  
30 local law applicable thereto."



**WHEREAS**, pursuant to Fulton County Code ("FCC") § 1-117, the Fulton County Board of Commissioners has exclusive jurisdiction and control over directing and controlling all the property of the County, as they may deem expedient, according to law, in making such rules and regulations for the support of the poor of the County, and to exercise such other powers as are granted by law or are indispensable to their jurisdiction over County matters and County finances.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners hereby approves the license agreement with the Georgia Department of Human Services, Division of Family & Children Services, in substantially the form attached hereto as Exhibit "A," ("License Agreement") and incorporated herein by reference.

**BE IT FURTHER RESOLVED**, that the Chairman of the Board of Commissioners or the County Manager is hereby authorized to execute the License Agreement and other necessary ancillary documents with the Georgia Department of Human Services, Division of Family & Children Services.

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

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

[Continued on Following Page]



1 PASSED AND ADOPTED by the Board of Commissioners of Fulton County,  
2 Georgia, this 2<sup>ND</sup> day of November, 2022.

3 FULTON COUNTY BOARD OF  
4 COMMISSIONERS

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6  
7 

8  
9 Robert L. Pitts, Chairman

10  
11 ATTEST:

12  
13 

14  
15 Tonya R. Grier, Clerk to the Commission



APPROVED AS TO FORM:



Y. Soo Jo, County Attorney



EXHIBIT A  
License Agreement



**RIGHT OF ACCESS LICENSE AGREEMENT BETWEEN  
FULTON COUNTY, GEORGIA AND THE GEORGIA DEPARTMENT OF HUMAN  
SERVICES, DIVISION OF FAMILY AND CHILDREN SERVICES**

THIS RIGHT OF ACCESS LICENSE AGREEMENT ("Agreement") is made and entered into by and between Fulton County, a political subdivision of the State of Georgia (referred to herein as "Fulton County" and/or "Licensor"), and the Georgia Department of Human Services for and on behalf of its Division of Family and Children Services in Fulton County (referred to herein as "DFCS" and/or "Licensee") (collectively referred to as, the "Parties").

**WITNESSETH:**

**WHEREAS**, DFCS is located at 2 Peachtree Street, NW, Suite 18-486, Atlanta, Georgia 30303, and is an agency of the State of Georgia; and

**WHEREAS**, the purpose of DFCS is to promote healthy family relationships and provide assistance to those families, children and residents that have expressed a need for assistance; and

**WHEREAS**, in furtherance of this purpose, DFCS collects and distributes care packages and toys each year during the holiday season for economically disadvantaged families within the community; and

**WHEREAS**, Fulton County owns certain real property located at 475 Fairburn Road Atlanta, Georgia consisting of the office space depicted in Exhibit A and attached hereto (hereinafter, "Premises"); and

**WHEREAS**, DFCS desires to utilize the County owned Premises to store, assemble and distribute toys and care packages to serve families in need during the holiday season; and

**WHEREAS**, pursuant to O.C.G.A § 36-1-19.1, Fulton County is authorized to make contributions to any corporation, association, institution, or individual for purely charitable purposes, provided that the activities funded by any such contribution must take place within



Fulton County, with “purely charitable purposes” to mean for a charitable, benevolent, or philanthropic purposes for health, education, social welfare, arts and humanities, or environmental organizations; and

**WHEREAS**, the Parties deems it to be in the best interest of both parties to enter into a Right of Access License Agreement to allow DFCS to store, assemble and distribute toys and care packages to serve families in need during the holiday season.

**NOW THEREFORE**, in consideration of the mutual benefits to inure to both parties, it is hereby agreed as follows:

1.

**GRANT AND TERM OF LICENSE**

Fulton County hereby grants the DFCS in Fulton County the right of access license for the real property located at 475 Fairburn Road Atlanta, Georgia for a period beginning upon execution by the Parties of this Agreement and ending on December 31, 2022. The Term shall be deemed to commence on the day that this Agreement is executed, and shall terminate at midnight on December 31, 2022, unless otherwise extended by mutual consent by both Parties.

2.

**RIGHT OF ACCESS AND USE OF THE LICENSE**

Licensee, along with any of its agents, has the right to use the County-owned facility located at 475 Fairburn Road Atlanta, Georgia in accordance with the terms and conditions of this Agreement for the purpose of, receiving, assembling and distributing care packages and toys for economically disadvantaged families. Licensee shall comply with all applicable state, local, and federal laws, regulations, policies and procedures in its use of the premises. Under no circumstances shall Licensee knowingly permit illegal activities to occur in conjunction with the use of the facilities subject this agreement.



3.

**MAINTENANCE**

Licensor shall perform routine maintenance to the facility as the need arises, which shall include but not limited to janitorial services or any other maintenance services as may be required for the intended operational use.

4.

**DEFAULT; CURE; TERMINATION OF AGREEMENT**

If either Party violates any of its obligations under this Agreement, the non-violating party will provide a written request for correction to the violating party within ten (10) days after its receipt of the request for correction. If the violating party has not substantially corrected the noted breach, the non-violating party, at its option, may terminate this Agreement immediately, and Licensee shall remove all property located inside the subject property within thirty (30) days of receiving or providing such written notice of termination of the Agreement. Either Party may terminate the Agreement for convenience or any other reason with fifteen (15) days written notice to the other Party. Licensee shall remove all of its property located within the subject property within ten (10) days of receiving or providing such written notice of termination of this Agreement. Upon termination of this Agreement for any reason, Licensee and its agents shall have the right to remove any and all movable property and equipment which they have furnished or installed on the premises, provided that Licensee shall repair any and all damages to the premises caused by such installation or removal.

5.

**MISCELLANEOUS**



- A. The brief capitalized and underlined headings or titles preceding each paragraph are for purposes of identification, convenience and ease of reference, and shall be disregarded in the construction of this Agreement.
- B. No failure of either party hereto to exercise any right or power granted under this Agreement, or to insist upon strict compliance by the other party with this Agreement, and terms and conditions of this Agreement, shall constitute a waiver of either party's right to demand exact and strict compliance by the other party hereto with the terms and conditions of this Agreement.
- C. This Agreement shall be governed by, construed under, performed and enforced in accordance with the laws of the state of Georgia.
- D. Should any provision of this Agreement require judicial interpretation, it is agreed and stipulated by and between the Parties that the court interpreting or construing the same shall not apply a presumption that the terms, conditions, and provisions hereof shall be more strictly construed against one party by reason of the rule of construction than an instrument is to be construed more strictly against the party who prepared the same.
- E. This Agreement may be executed in two (2) counterparts, each of which is deemed an original or of equal dignity with the other and which is deemed one and the same instrument as the other.
- F. Licensee hereby acknowledges that it has not been induced by any representation, statements, or warranties by Licensor including, but not limited to, representations or warranties with respect to title to the Premises or the condition or suitability thereof for Licensee's purpose.



- G. Licensee shall not place or store, nor permit to be placed or stored, any Hazardous Substances (as defined in 42 U.S.C. § 9601, *et seq.*), petroleum products or other pollutants, toxic substances or environmental hazards within, on or around facility.
- H. This Agreement supersedes all prior negotiations, discussions, statements and constitutes the full, complete and entire agreement between the Parties with respect to the county owned facility at 475 Fairburn Road Atlanta, Georgia for Licensee's use thereof. No member, officer, employee, representative or agent of Licensor or Licensee has authority to make, or has made, any statement, agreement, representation or contemporaneous agreement, oral or written, in connection herewith, amending, supplementing, modifying, adding to, deleting from, or changing the terms and conditions of this Agreement. No modification of or amendment to this Agreement shall be binding on either Party hereto unless such modification or amendment shall be properly authorized, in writing, properly signed by both Licensor and Licensee and incorporated in and by reference made a part hereof.

6.

#### **LIABILITY AND INDEMNIFICATION**

Licensee agrees to indemnify and hold harmless Fulton County, its Commissioners, officers, agents and employees, from and against any claim or liability of any nature, including but not limited to injury to person or property on or about the Licensed Premises, caused solely by the activity of the Licensee, licensee's guests, contractors or invitees.

7.

#### **INSURANCE**

Licensee shall furnish Licensor with certificates of insurance coverages or other acceptable evidence that such insurance is in effect as stipulated in Exhibit "B" attached hereto.



7.

**NOTICES**

All notices, requests, demands, or other communications required or permitted to be given hereunder shall be in writing and shall be addressed and delivered by hand or certified U.S. mail, return receipt requested, or by UPS Next Day Air Note or overnight courier, or by hand delivery with signature of recipient required by reputable courier, to each party at the addresses set forth below. The day upon which such notice is hand delivered or mailed shall be deemed the date of service of such notice.

To Fulton County:

Fulton County Manager  
141 Pryor Street  
Atlanta, Georgia 30303  
Attn: County Manager

With a copy to:

Office of the County Attorney  
141 Pryor Street, SW, Suite 4038  
Atlanta, Georgia 30303  
Attn: County Attorney

Department of Real Estate and Asset Management  
141 Pryor Street, SW  
Atlanta Georgia 30303  
Attn: Director of Dept. Real Estate Asset Mgmt.

To: Georgia Department of Human Services:

270 Washington Street, Suite 2-129  
Atlanta, Georgia 30334  
C/O State Properties Commission

**IN WITNESS WHEREOF**, the parties have set their hands and affixed their seals this the

\_\_\_\_\_ day of \_\_\_\_\_, 2022.



**LICENSOR:**

Fulton County, Georgia



Robert L. Pitts, Chairman  
Fulton County Board of Commissioners

**ATTEST:**



Tonya R. Grier  
Clerk to the Commission



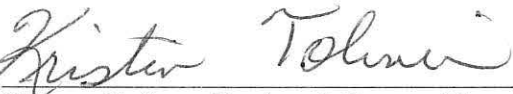
Approved as to Form:



Y. Seo Jo, County Attorney

**LICENSEE:**

The Department of Human Services,  
Division of Family and Children Services  
c/o STATE PROPERTIES COMMISSION

By: 

Kristen Toliver, Regional County Director  
Fulton County DFCS



**Exhibit A**  
**Description of Property**





THESE ARE THE  
ORIGINALS OF THE  
DOCUMENTS  
ON WHICH THIS  
REPORT IS BASED.

FLOOR PLAN

024  
PROJECT NO.  
H.O. NO.  
DATE  
CITY  
SUBJECT

5K 3



**Exhibit B**

**Insurance**



## EXHIBIT B

### Insurance and Risk Management Provisions

STATE PROPERTIES COMMISSION shall provide a Certificate of Insurance evidencing the following minimum coverages. In the event STATE PROPERTIES COMMISSION maintains broader coverages and/or higher limits than the minimum shown below, Fulton County Government requires and shall be entitled to coverage for the higher limits maintained by STATE PROPERTIES COMMISSION.

**1. WORKERS COMPENSATION/EMPLOYER'S LIABILITY INSURANCE – STATUTORY**  
(In compliance with the Georgia Workers Compensation Acts and any other State or Federal Acts or Provisions in which jurisdiction may be granted)

Employer's Liability Insurance	BY ACCIDENT - EACH ACCIDENT	\$1,000,000.
Employer's Liability Insurance	BY DISEASE - POLICY LIMIT	\$1,000,000.
Employer's Liability Insurance	BY DISEASE - EACH EMPLOYEE	\$1,000,000.

Cover all of the STATE PROPERTIES COMMISSION personnel performing work in connection with this agreement.

**2. COMMERCIAL GENERAL LIABILITY INSURANCE (Including contractual Liability Insurance)**

Bodily Injury and Property Damage Liability	Each Occurrence	-	\$2,000,000
(Other than Products/Completed Operations)	General Aggregate	-	\$3,000,000
Products\Completed Operation	Aggregate Limit	-	\$2,000,000
Personal and Advertising Injury	Limits	-	\$1,000,000
Damage to Rented Premises	Limits	-	\$300,000

**3. UMBRELLA LIABILITY**                      Each Occurrence /Aggregate    -    \$1,000,000  
(In excess of above noted coverage's)

### Certificates:

STATE PROPERTIES COMMISSION shall provide Cancellation Endorsement evidencing 30 days' Notice of Cancellation for the aforementioned coverages. Policies and Certificates of Insurance are to list the Fulton County Government, its Officials, Officers and Employees as an Additional Insured (except for Workers' Compensation) using ISO Additional Insured Endorsement form CG 2010 (11/85) version, its' equivalent or on a blanket basis.

The STATE PROPERTIES COMMISSION insurance shall apply as Primary Insurance before any other insurance or self-insurance, including any deductible, non-contributory, and Waiver of Subrogation provided in favor of Fulton County Government.

Additional Insured under the General Liability and Umbrella Policies (with exception of Workers Compensation), with no Cross Suits exclusion.



If Fulton County Government shall so request, STATE PROPERTIES COMISSION shall furnish the County for its inspection and approval such policies of insurance with all endorsements, or confirmed specimens thereof certified by the insurance company to be true and correct copies.

**Important:**

The obligations for STATE PROPERTIES COMMISSION to procure and maintain insurance shall not be constructed to waive or restrict other obligations. It is understood that neither failure to comply nor full compliance with the foregoing insurance requirements shall limit or relieve STATE PROPERTIES COMMISSION from any liability incurred as a result of their or any agent or sub-contractors activities/operations in conjunction with the Agreement.