

CITY OF SOUTH FULTON, GEORGIA
WORK SESSION - Welcome All Park Multipurpose Facility, 4255 Will Lee Rd, South Fulton,
GA 30349
Tuesday, April 9, 2024, 4:00 PM



SOUTH FULTON CITY COUNCIL MISSION STATEMENT:

To provide exceptional customer service that sustains a safe, inclusive, innovative, and an economically vibrant city.

The Honorable khalid kamau, Mayor
The Honorable Catherine F. Rowell, District 1 Councilmember
The Honorable Carmalitha Gumbs , District 2 Councilmember
The Honorable Helen Z. Willis, District 3 Councilmember
The Honorable Jaceey Sebastian, District 4 Councilmember
The Honorable Keosha B. Bell, District 5 Councilmember
The Honorable Natasha Williams-Brown, District 6 Councilmember
The Honorable Linda B. Pritchett, District 7 Councilmember

COUNCIL WORK SESSION MEETING AGENDA

- I. 4:00 p.m. Call to Order - Mayor khalid
- II. 4:01 p.m. Roll Call - Corey Adams, City Clerk
- III. 4:03 p.m. City Manager Items - Sharon Subadan, City Manager
 - 1. Introduction of New Employees
 - 2. City Manager Monthly Reports (inclusive of the Finance and Public Works Reports)
- IV. 4:15 p.m. Presentations
 - 3. Container Homes Presentation (Rahn Mayo, Georgia Public Policy Foundation)
 - 4. 2024 Georgia Legislative Session Report (Andrew Long, A.R. Long and Company)
 - 5. Discussion: Resolution Authorizing the Adoption of Procedures and Policies for the Administration of Tax Allocation Districts in the City of South Fulton and Designating the South Fulton City Council as the City's Redevelopment Agency to Exercise Redevelopment Powers. (Artie Jones, Director, Economic Development Department)

V. 5:30 p.m. Executive Session (if needed)

When an Executive Session is Required, one will be called for the following issues: 1) Personnel, 2) Litigation or 3) Real Estate

VI. 5:59 p.m. Adjournment of Meeting



CITY OF SOUTH FULTON

COUNCIL AGENDA ITEM

COUNCIL WORK SESSION



SUBJECT: Introduction of New Employees

**DATE OF
MEETING:** 4/9/2024

DEPARTMENT: City Manager



CITY OF SOUTH FULTON
COUNCIL AGENDA ITEM
COUNCIL WORK SESSION



SUBJECT: City Manager Monthly Reports

DATE OF MEETING: 4/9/2024

DEPARTMENT: City Manager

ATTACHMENTS:

Description	Type	Upload Date
CM REPORT MARCH 24 final SDS	Cover Memo	4/5/2024

MARCH
2024



CITY MANAGER REPORT



SHARON D. SUBADAN
CITY MANAGER

Page 5 of 129

City of South Fulton | April 9, 2024

Greetings, Honorable Mayor, and City Council Members,

Women's History Month holds special significance for me as I celebrate my 34th year in public administration. The workplace has evolved for women, though as a group, we still earn far less than our counterparts in similar positions in many instances. I am grateful that the Mayor and Council of South Fulton consistently support women at all levels of the organization and work to ensure equity.

As we bid farewell to March, a month dedicated to honoring the remarkable contributions and achievements of women throughout history, I am pleased to highlight some outstanding events that took place within our community.

Bold and Beautiful Women's Event: This empowering gathering celebrated the strength, diversity, and beauty of women from all walks of life. It was a testament to the endless possibilities when women come together to uplift and support one another.

2024 Women's Leading Construction Event: Breaking barriers and shattering stereotypes, the women in the construction industry showcased their expertise and leadership. Their innovation and determination pave the way for a more inclusive and equitable future in the field.

Women of Shield Police Department Event: Our courageous and dedicated female officers showcased their strength and commitment to serving and protecting our community. Their bravery and resilience inspire us all to strive for excellence in our endeavors.

Each of these events not only celebrated the achievements of women but also highlighted the importance of inclusivity, diversity, and empowerment. As we move forward, let us continue to honor and support the women in our lives and strive towards a more equitable and inclusive society. Thank you to all who participated and contributed to making these events successful.

I attended SMDO 24 and was honored to present the Legacy 24 award posthumously to Michel "Marty" Turpeau – a public servant who left us too soon.

District 6 hosted a well-attended "Meet the City Manager" town hall, allowing me to share my vision and the Council's priorities and hear citizens' concerns.

An amendment to HB905 introduced in the General Assembly threatened to compromise land adjacent to other cities. Through a collective effort with our partners and supporters, this bill was narrowly defeated in the waning hours of the legislative session—a reminder of the power of collaboration and teamwork.

Groundbreakings took place for two long-awaited construction projects. The City currently has close to \$130M in capital projects underway in all districts. This is just one more reminder that we are indeed a City on the RISE!

Please accept this report as a summary of the City's successful outcomes for March 2024.

Sincerely,



Sharon D. Subadan, ICMA-CM, MPS, CP

FINANCE UPDATE

General Fund Summary of Revenues

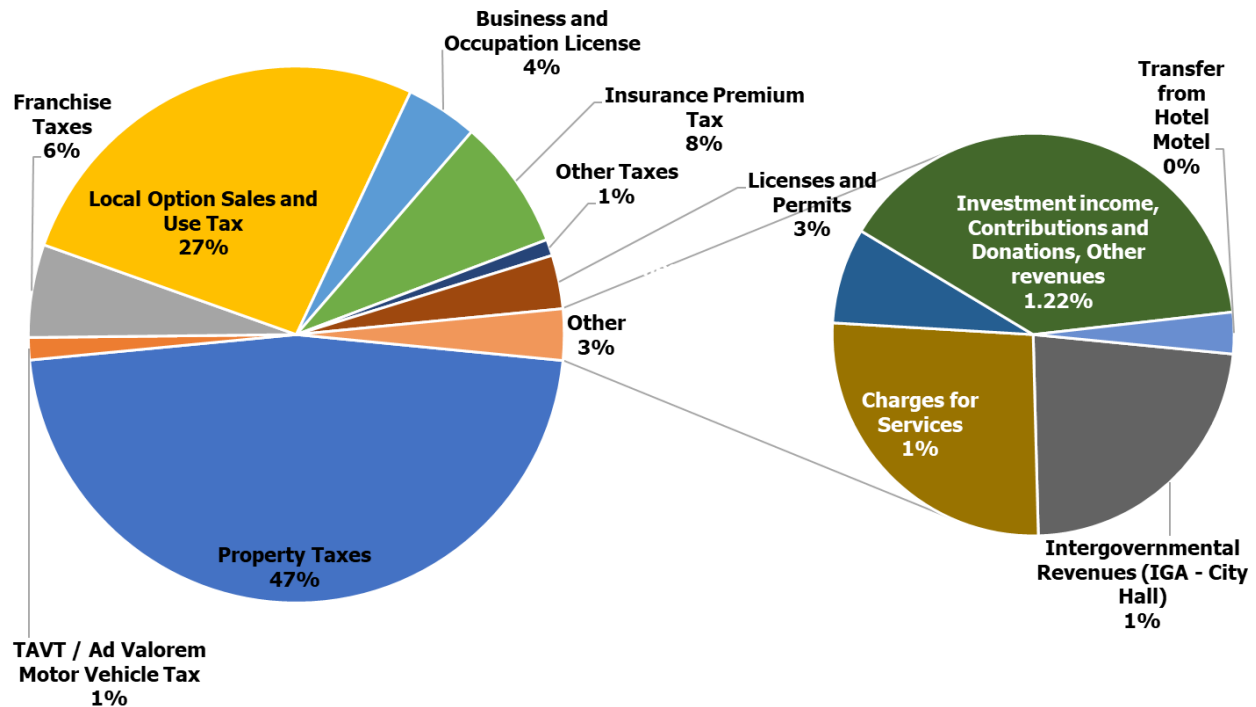
As of March 31, 2024

March = 50% percent of the fiscal year

Revenue Description	FY2024 Budget	As of March 31, 2024	% of FYTD Revenue Collected vs Budget
Property Taxes	\$ 59,506,871	\$ 54,540,132	92%
TAVT / Ad Valorem Motor Vehicle Tax	1,700,000	1,569,890	92%
Franchise Taxes	7,100,000	6,108,722	86%
Local Option Sales and Use Tax	33,700,000	17,979,867	53%
Business and Occupation License	5,500,000	3,715,676	68%
Insurance Premium Tax	10,000,000	9,612,273	96%
Other Taxes	1,250,000	650,162	52%
Licenses and Permits	4,095,350	1,958,686	48%
Intergovernmental Revenues (IGA - City Hall)	900,000	511,320	57%
Charges for Services	1,028,598	495,156	48%
Fines and forfeitures	300,000	435,398	145%
Investment income, Contributions and Donations, Other revenues	1,546,052	3,268,546	211%
Transfer from Hotel Motel	130,000	105,462	81%
Budgeted use of reserves	23,527,745	11,763,873	50%
Total Revenues	\$ 150,284,616	\$ 112,715,163	75%

Reconciliation and closing entries pending and that may change final results.

FY2024 General Fund Primary Sources of Revenue



**General Fund Property Tax Revenue
Historical Analysis
As of March 31, 2024**

Year	Budget	Actual	% of Budget Collected
2024	\$ 59,506,871	\$ 54,540,132	91.65%
2023	53,018,000	51,257,549	96.68%
2022	32,002,911	31,576,670	98.67%
2021	29,055,109	29,049,192	99.98%
2020	29,000,000	29,221,527	100.76%
2019	27,705,093	29,489,657	106.44%
2018	28,672,577	30,180,075	105.26%

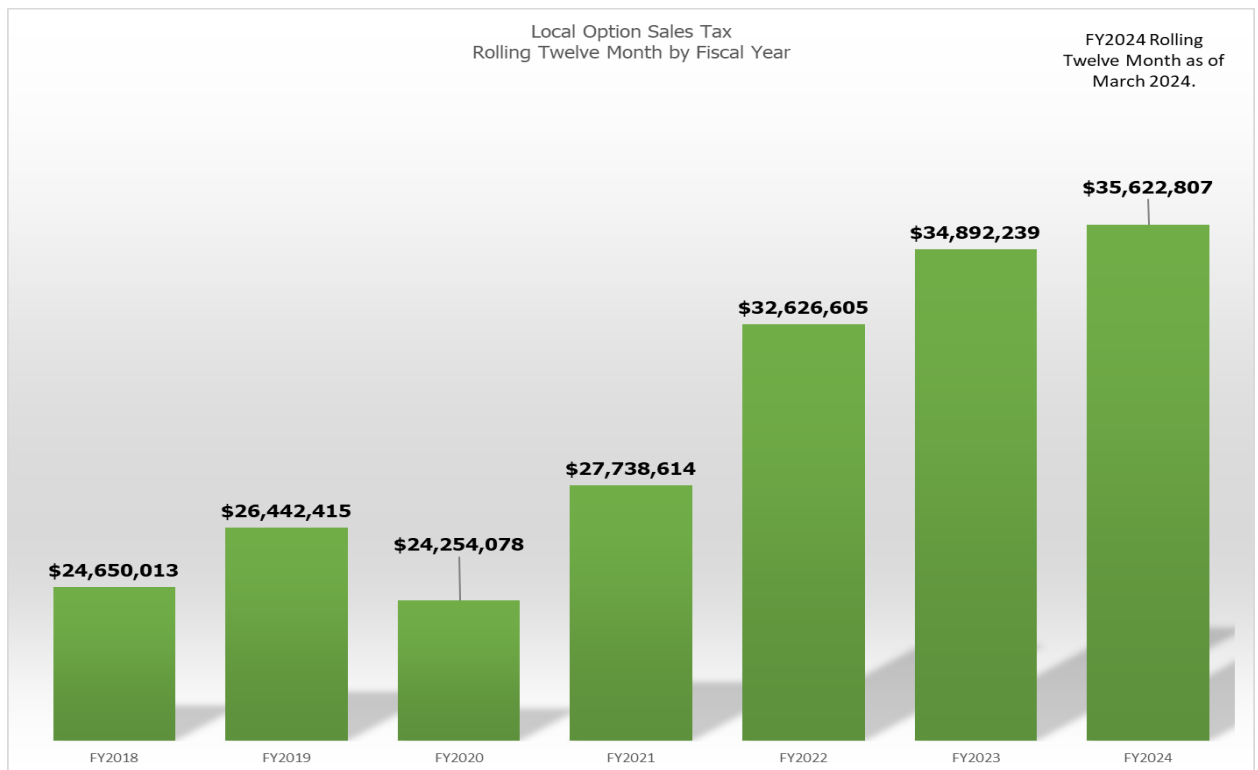
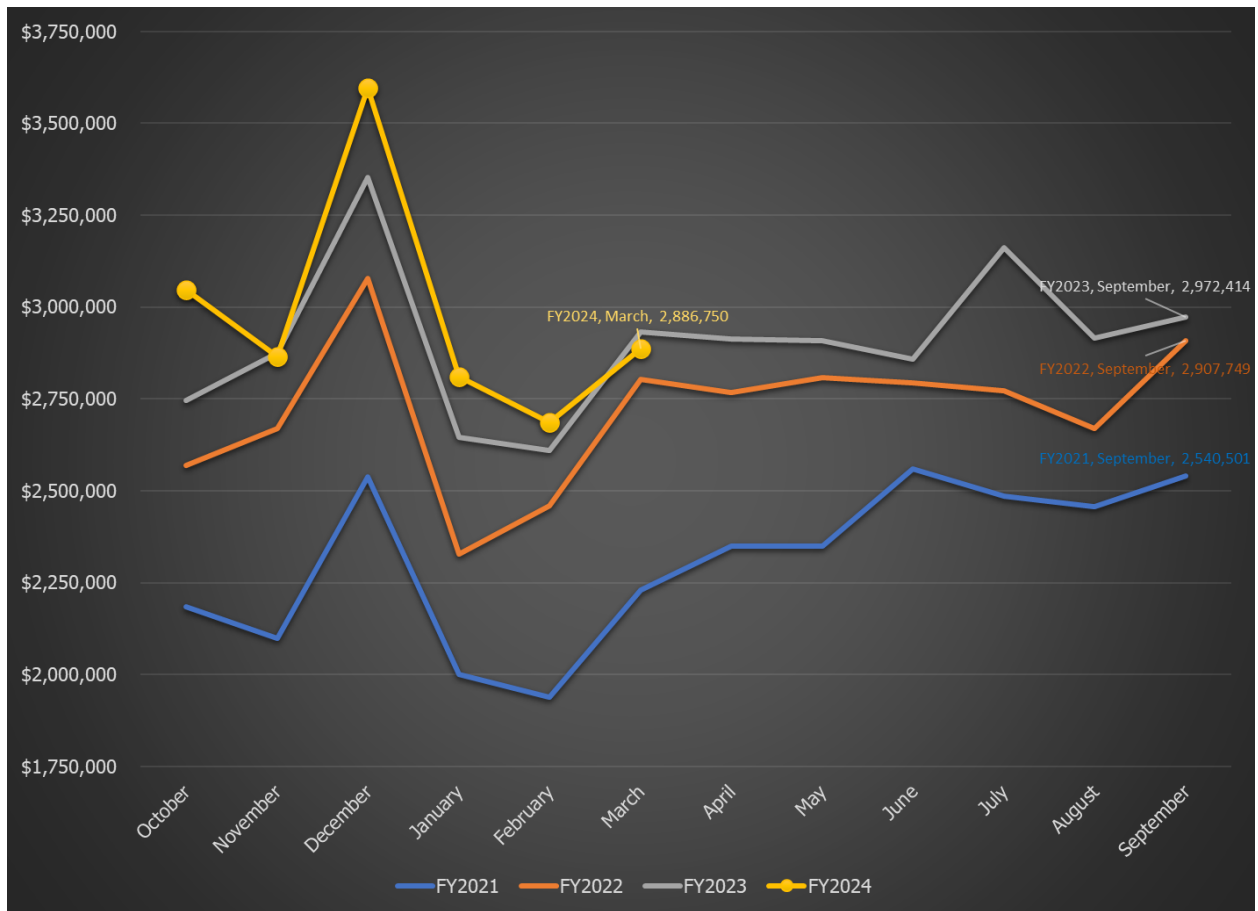
Reconciliation and closing entries pending and that may change final results.

**Local Option Sales Tax
Historical Analysis
As of March 31, 2024**

March = 50% percent of the fiscal year

Local Option Sales Tax (LOST) Collections by Year by Month					% Change from Prior Year
Month	FY2021	FY2022	FY2023	FY2024	
October	\$ 2,185,149	\$ 2,569,622	\$ 2,747,196	\$ 3,048,328	11%
November	2,098,040	2,669,570	2,875,393	2,865,480	0%
December	2,539,331	3,078,156	3,352,481	3,597,473	7%
January	1,999,859	2,327,867	2,645,233	2,810,616	6%
February	1,939,710	2,458,424	2,610,682	2,685,556	3%
March	2,231,220	2,803,530	2,932,651	2,886,750	-2%
April	2,350,323	2,767,113	2,912,373		
May	2,350,521	2,809,306	2,909,073		
June	2,560,204	2,793,289	2,857,348		
July	2,486,024	2,772,231	3,161,244		
August	2,457,732	2,669,748	2,916,153		
September	2,540,501	2,907,749	2,972,414		
TOTAL	\$27,738,614	\$32,626,605	\$34,892,239	\$17,894,203	

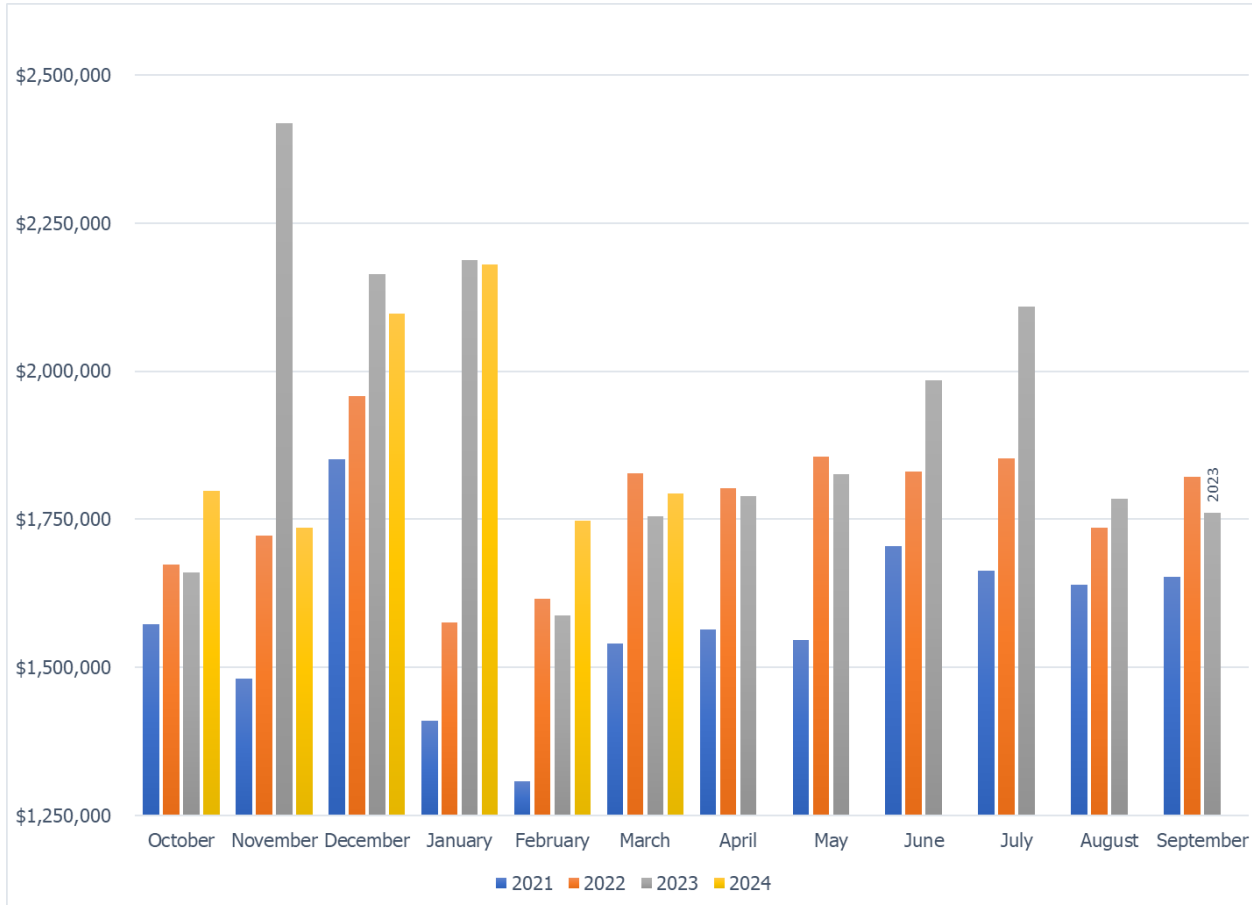
Reconciliation and closing entries pending that may change final results.



Transportation - Special Purpose Local Option Sales Tax (T-SPLOST)
Historical Analysis
As of March 31, 2024

March = 50% percent of the fiscal year					
Transportation Special Purpose Local Option Sales Tax (TSPLOST)					% Change from Prior Year
	Collections by Year by Month				
Month	2021	2022	2023	2024	
October	\$ 1,572,407	\$ 1,673,566	\$ 1,660,778	\$ 1,798,135	8%
November	1,480,262	1,723,042	2,419,003	1,736,022	-28%
December	1,851,254	1,958,624	2,164,072	2,097,987	-3%
January	1,409,863	1,576,321	2,187,612	2,180,402	0%
February	1,307,487	1,615,575	1,587,691	1,747,908	10%
March	1,539,997	1,827,802	1,754,616	1,792,830	2%
April	1,564,591	1,803,081	1,788,970		
May	1,545,970	1,856,049	1,826,021		
June	1,704,920	1,831,139	1,985,203		
July	1,662,616	1,852,218	2,109,608		
August	1,638,898	1,735,146	1,783,995		
September	1,652,359	1,821,245	1,761,646		
TOTAL	\$ 18,930,624	\$ 21,273,808	\$ 23,029,214	\$ 11,353,283	

Reconciliation and closing entries pending that may change final results.



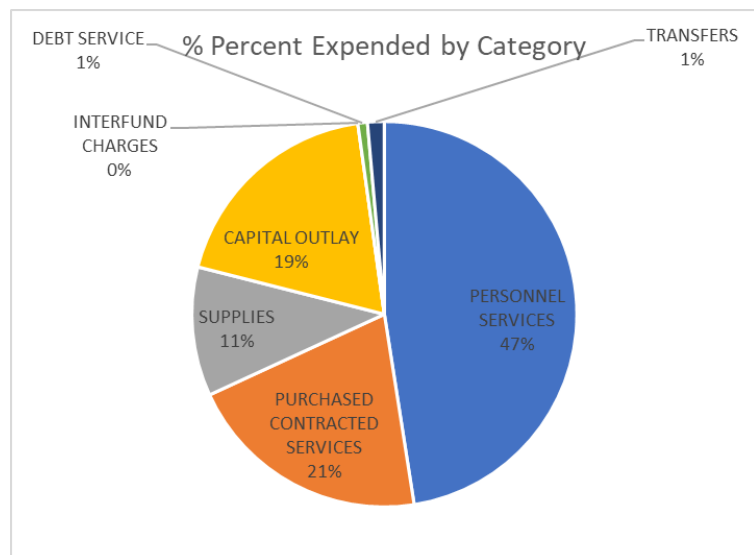
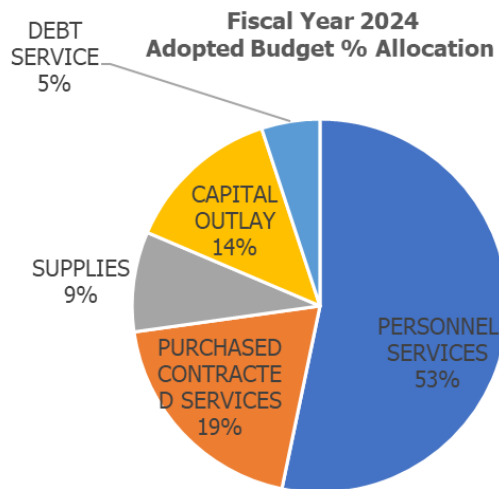
General Fund Summary of Expenditures and Encumbrances (Open Purchase Orders) by Category

As of March 31, 2024

March = 50% percent of the fiscal year

Expenditure Category	2024 Adopted Budget	Fiscal Year-to-Date Expenditures	Encumbrances (Open Purchase Orders)	FYTD Exp plus Encumbrances	% of Budget Used
PERSONNEL SERVICES	\$ 76,362,076	\$ 31,296,349	\$ -	\$ 31,296,349	41%
PURCHASED CONTRACTED SERVICES	27,988,877	8,523,654	5,046,729	13,570,384	48%
SUPPLIES	12,401,348	4,474,983	2,651,267	7,126,250	57%
CAPITAL OUTLAY	19,418,667	8,822,026	3,586,183	12,408,209	64%
INTERFUND/INTER-DEPARTMENTAL CHARGES	2,500,000	-	-	-	0%
DEBT SERVICE	7,215,317	444,317	82,777	527,095	7%
TRANSFERS	4,398,330	925,536	-	925,536	0%
TOTAL GENERAL FUND EXPENDITURES	\$ 150,284,616	\$ 54,486,866	\$ 11,379,202	\$ 65,866,068	44%

Reconciliation and closing entries are pending and that may change results.



General Fund Expenditures and Encumbrances (Open Purchase Orders) by Department
As of March 31, 2024

March = 50% percent of the fiscal year

Department Description	2024 Adopted Budget	Fiscal Year-to-Date Expenditures	Encumbrances (Open Purchase Orders)	FYTD Exp plus Encumbrances	% of Budget Used
DISTRICT Total	\$ 891,150	\$ 361,268	\$ 1,087	\$ 362,355	41%
CITY CLERK	1,900,531	679,962	127	680,089	36%
MAYOR	144,352	81,226	7,786	89,012	62%
CITY MANAGER	2,413,536	609,403	150,382	759,785	31%
FINANCE AND GRANTS	14,835,408	1,100,603	74,621	1,175,224	8%
CONTRACTS AND PROCUREMENT	1,042,429	250,846	2,223	253,070	24%
LAW	2,033,615	501,488	6,767	508,255	25%
INFORMATION TECHNOLOGY	4,448,061	2,415,868	630,245	3,046,113	68%
HUMAN RESOURCES	1,498,005	554,665	1,704	556,369	37%
RISK MANAGEMENT- FINANCE DEPT	3,652,038	136,285	23,638	159,923	4%
FACILITIES	1,813,983	1,040,826	607,869	1,648,695	91%
COMMUNICATIONS and PUBLIC AFFAIRS	1,659,737	345,608	35,336	380,944	23%
GENERAL SERVICES	7,852,889	7,408,771	830,367	8,239,139	105%
MUNICIPAL COURT	1,163,673	476,506	29,500	506,006	43%
POLICE ADMINISTRATION	27,621,765	12,940,886	601,665	13,542,551	49%
FIRE ADMINISTRATION and PREVENTION	27,965,591	12,130,958	1,018,652	13,149,610	47%
PUBLIC WORKS ADMINISTRATION	19,418,521	4,694,828	5,917,476	10,612,304	55%
PARKS AND RECREATION	13,339,302	3,827,005	1,332,699	5,159,704	39%
CULTURAL AFFAIRS	1,822,685	694,243	47,445	741,689	41%
COMMUNITY AND REGULATORY AFFAIRS	4,747,339	1,617,904	11,958	1,629,862	34%
CODE ENFORCEMENT	4,083,648	1,228,660	43,252	1,271,912	31%
ECONOMIC DEVELOPMENT-DESTINATION SF	1,270,527	435,476	2,879	438,355	35%
ECONOMIC DEVELOPMENT-RED OAK	267,503	28,044	1,522	29,566	11%
ECONOMIC DEVELOPMENT-OLD NATIONAL	-	-	-	-	0%
Non-Departmental Line Item Budget (see below)	4,398,330	925,536	-	925,536	21%
TOTAL GENERAL FUND EXPENDITURES	\$ 150,284,616	\$ 54,486,866	\$ 11,379,202	\$ 65,866,068	44%

Reconciliation and closing entries are pending and that may change results.

2024 Non-Departmental Line Item Budget					
FROM			TO		
Fund	Description	Amount	Fund	Description	Amount
			207	Tree Fund (Non-refundable) Escrow	\$ 1,708,385
			707	Tree Fund Refundable Escrow	4,822,341
100	General Fund	\$ 6,530,726		Sub-total	6,530,726
100	General Fund	2,000,000	215	E-911 Fund	2,000,000
100	General Fund	150,000	295	South Fulton Development Authority (SFDA) Fund	150,000
100	General Fund	150,000	970	Downtown Development Authority (DDA)	150,000
100	General Fund	1,118,330	360	Debt Service Fund	1,118,330
100	General Fund	300,000	206	Blighted Property Abatement Fund	300,000
100	General Fund	500,000	555	Wolf Creek Amphitheatre Enterprise Fund'	500,000
100	General Fund	180,000	276	Public Arts Commission Fund	180,000
	Sub-total (non-departmental)	4,398,330		Sub-total (non-departmental)	4,398,330
	Total Transfers FROM General Fund	\$ 10,929,056		Total Transfers TO	\$ 10,929,056

General Fund Summary of Personnel Costs by Department
As of March 31, 2024

March = 50% percent of the fiscal year

Department Description	Fiscal Year 2024 Adopted Budget	Fiscal Year-to- Date Expenditures	Percent (%) of Budget Used
DISTRICT Total	\$ 480,950	\$ 184,038	38%
CITY CLERK	1,435,224	523,209	36%
MAYOR	77,352	38,828	50%
CITY MANAGER	1,722,536	339,638	20%
FINANCE AND GRANTS	5,216,308	480,253	9%
CONTRACTS AND PROCUREMENT	828,929	156,181	19%
LAW	906,865	346,962	38%
INFORMATION TECHNOLOGY	1,278,711	562,850	44%
HUMAN RESOURCES	1,150,335	458,337	40%
RISK MANAGEMENT- FINANCE DEPT	861,488	59,442	7%
COMMUNICATIONS and PUBLIC AFFAIRS	827,613	286,327	35%
GENERAL SERVICES	1,482,122	528,610	36%
MUNICIPAL COURT	647,798	235,081	36%
POLICE ADMINISTRATION	23,904,665	10,960,114	46%
FIRE ADMINISTRATION and PREVENTION	23,315,590	10,913,683	47%
PUBLIC WORKS ADMINISTRATION	2,254,304	1,147,360	51%
PARKS AND RECREATION	3,906,867	1,682,930	43%
CULTURAL AFFAIRS	1,115,985	504,287	45%
COMMUNITY AND REGULATORY AFFAIRS	2,397,639	865,335	36%
CODE ENFORCEMENT	1,993,648	797,228	40%
ECONOMIC DEVELOPMENT-DESTINATION SF	450,747	225,656	50%
ECONOMIC DEVELOPMENT-RED OAK	106,403	-	0%
TOTAL GENERAL FUND PERSONNEL COSTS	\$ 76,362,076	\$ 31,296,349	41%

Reconciliation and closing entries are pending and that may change results.

NOTES:

- **Page 1 – General Fund Summary Revenues:**

Property Taxes collected as of March 2024, was \$54.5M (up \$1.9M or 3.6%) compared to \$49.8M (97% of \$51.4M total collections) in the prior fiscal year for the same six months.

Motor Vehicle Title Ad Valorem Tax (TAVT) revenue of just under \$1.6M posted as of March 2024 and trending remains unchanged at just over \$3M for the fiscal year, up \$1.3M above the \$1.7 of budget expectations. Fiscal year-to-date collections of \$1.6M are up \$500K compared to 900K for the same period last year.

Franchise Taxes revenue collected as of March 2024 was \$6.1M (up \$500K or 8.9%) compared to \$5.6M in the previous fiscal year for the same six months.

Local Option Sales Taxes (LOST) collected to date as of March 2024 was just under \$18M. Rolling twelve-month comparison as of March was \$35.6M (up 5%) compared to \$33.8M for the same twelve-months in the prior year.

Business and Occupation Licenses collected to date as of March 2024 was \$3.7M (up \$1.4M) from \$2.3M in the prior fiscal year. January through March is the renewal period and is also when we receive the bulk of revenue for this category. In the prior year between January and March, we collected just under \$1.8M for the three months.

Insurance Premium Taxes posted for October are consistent with previous years. We continue with the expectation of a minor increase in the next few months.

Other Taxes collected to date were \$612K. This category includes:

	FY2023 Total	FY2023 Oct-Mar	FY2024 Oct-Mar	Net Change	%
Alcoholic Beverage Excise Tax	\$536K	\$268K	\$191K	-77K	-29%
Rental Motor Vehicle Excise Tax	\$139K	\$75K	\$23K	-52K	-69%
Alcoholic Beverage License Tax	\$217K	\$182K	\$436K	+254K	+140%

Alcoholic Beverage Excise Taxes are being reviewed for payment compliance.

Alcoholic Beverage Licenses Taxes: Fees increased May 2023 effective for renewals beginning November 2023 (fiscal year 2024).

License and Permits collected to date was just under \$2M fiscal year-to-date (down \$100K from \$1.9M in the previous fiscal year. Collections for the month were \$287K compared to \$161K for the same month in the previous fiscal year.

Intergovernmental Revenues (IGA – City Hall and Fire Services) The City has an intergovernmental agreement with Fulton County for city hall and with the City of Atlanta for fire services (mutual aid).

NOTES – Continued

- IGA – City of Atlanta for fire services in an annual contractual amount of \$680,022.11 billed semi-annually at \$340,011.11. The first billing for fiscal year 20204 was sent December 4, 2023.
New IGA for fire services beginning January 1, 2024, will be \$356,250.00 annually to be bill ed at \$29,687.50 monthly.
- IGA – City Hall is for \$220,000 and is recorded annually at the end of the fiscal year.

Charges for Services of \$495k for fiscal year-to-date as of March 2024 (down \$81K or -14%) compared to \$576K for the same months in the prior fiscal year.

Fines and Forfeitures show \$495K for fiscal year-to-date as of March 2024 compared to \$513K in the prior fiscal year. Fines and Forfeitures are down -\$18K or -3.5% compared to last year. Collections are being deposited into the designated Municipal Court bank account. Monthly reconciliations and allocations have not been completed. This includes the Fines and Forfeitures revenue to General Fund.

Investment Earnings / Income the City received just under \$3.1 million cumulative from interest earnings. Miscellaneous revenue is \$187K.

Hotel Motel Tax the City received \$105K (averaging \$17.5K per month) compared to \$115K (or \$19K per month on average).

Budgeted Use of Reserves will continue to amortize over twelve months using the straight-line method to recognize revenue. Through periodic review, we will monitor general fund capital spending trend to the straight-line amortization. Amounts will be trued up or down as needed to match current spending trends.

- **Page 3 – Local Option Sales Tax:**
Rolling Twelve Month as of February 2024, graph shows twelve months of performance regardless of the month or fiscal year. A rolling twelve month measures the total of the previous twelve months at any point in time. Therefore, the current fiscal year LOST is trending at \$35.6 million for March (down \$200K from last month \$35.8M).
- **Page 5 – General Fund Summary of Expenditures** and Encumbrances (Open Purchase Orders) by Category represent goods, products, or services to be purchased throughout the fiscal year. Therefore, while some items may be purchased periodically, others may represent one-time expenditures. Open Purchase Orders increased by \$600K to \$11.4M during the month of March.

Finance and Grants is trending under budget as the budget includes \$11.6M in “place holders” (\$3M for Pay Study and Minimum Wage Program, \$2.5M set aside for Grants

NOTES – Continued

Match, and \$6.1M for Debt Service, future debt issuance). Factoring out the \$11.6M, Finance and Grants is trending at 36 percent of budget used.

Finance and Grants Department:	
Budget	\$14,385,408
Less: "place holders"	\$11,600,000
"True" budget	\$3,235,408
Fiscal Year-to-Date Expenditure	\$1,175,224

- **Page 6 – General Fund Summary of Expenditures by (Department):** The following departments have open purchase orders:

1535 – Information Technology: \$630K

\$13K – Professional Services, \$301K – Software License,
\$12K – Rental of Equipment, \$299K – Phones and Supplies,
\$3K – Capital Outlay – Computers.

1595 – General Services: \$830K

\$161K – Professional Services, \$128K – Vehicle Repair and Maintenance Services,
\$21K – Supplies, \$69K – Utilities (water gas, fuel),
\$21K – Small Tools & Equipment, \$325K – Capital Outlay – Sites,
\$102K – Capital Outlay – Furniture and Fixtures.

3520 – Fire Department: \$1.019M

\$208K – Professional Services, \$348K – Vehicle Repair and Maintenance Services,
\$7K – Education and Training, \$56K – Operating Supplies, \$237K – Uniforms,
\$103K – Utilities (water, gas, fuel), \$46K – Supplies, Small Tools, and Equipment
\$181K – Capital Outlay – Vehicles, \$49K – Capital Outlay – Other Equipment.

4100 – Public Works Administration: \$5.9M

\$2.6M – Professional Services, \$276K – Repair and Maintenance Services,
\$18K – Rental of Equipment, \$4K – Supplies,
\$1.0M – Street Lighting, \$208K – Small Tools & Equipment,
\$1.6M – Capital Outlay – Infrastructure, \$163K – Capital Outlay – Machinery.

6110 – Parks and Recreation: \$1.3M

\$18K – Professional Services, \$1K – Repair and Maintenance Services,
\$77K – Rental of Equipment, \$20K – Recreation and Program Expense,
\$40K – Recreation Supplies, \$3K – Community Outreach,
\$32K – Uniforms, \$271K – Capital Outlay – Sites,
\$271K – Capital Outlay – Other Equipment,
\$606K – Capital Outlay – Building and Improvements.

NOTES – Continued

- **Page 6 – Nondepartmental Line-item Budget:** represents transfers from general fund to other funds for recurring operational needs.

Tree Fund Program: as shown on the table as part of the transfers presentation, funds for this program were initially held in the city's general fund cash pool. For fiscal year 20204, the city moved Tree Fund Program cash to separate bank accounts.

To improve transparency in financial reporting and enhance compliance with (Ord. No. 2018-050, § 1, 11-27-2018; Ord. No. 2022-008, § 2, 3-22-2022) as noted the City's Code of Ordinances in Sec. 14-8004. - Use of tree funds, the City established two funds, a special revenue fund for the non-refundable escrow tree funds, and a trust fund for the refundable escrow tree fund deposits. The refundable portion is the amount due back to the developer and therefore placed in a Trust Fund. The non-refundable portion of the escrow payment remains with the city in the Special Revenue Fund to be allocated equally among the districts.

As noted in the Non-Departmental Line-item Budget table, the amounts are as follows:

Non-refundable escrow deposit (Special Revenue Fund) _____	\$1,708,385
Refundable escrow amount (Trust Fund) _____	\$4,822,341
Total amount for Tree Fund Program _____	\$6,530,726

The following are recurring expenditures funded by general fund:

Blighted Property Abatement Fund __\$300K, E-911 operations _____	\$2M,	
Public Arts Commission _____	\$180K, Wolf Creek Amphitheater ____	\$500K,
Debt Service for Urban Redevelopment Agency Bond _____	\$1,118,330	

(to fund principal and interest).

The following amounts are for component units of the city and funded from general fund. These entities receive funding and deposit funds into their respective entity's bank account which is not controlled by the City of South Fulton.

South Fulton Development Authority (SFDA) _____	\$150K
Downtown Development Authority (DDA) _____	\$150K

TRANSPORTATION UPDATE

The following is the March 2024 Transportation Update Report. This report overviews fifty-five (55) projects for South Fulton. The report will detail projects in TSPLOST I, TSPLOST II, State, and Federal projects within Public Works within the following stages:

1. Planning: five (5) total projects.
2. Design: Thirty-five (35) total projects.
3. Under Construction: Ten (10) Total projects.
4. Out-To-Bid & Approved for Construction: Three (3) total projects.
5. Completed: Two (2) projects.

1. Planning Phase (5 projects)

• State Projects-GDOT (2)

- **PI0019647.** Intersection improvement of Fulton Industrial Blvd. (SR 70) at Westpark Place. The left turn lanes on Fulton Industrial Blvd would be offset to increase sight distances for turning vehicles. Concept phase. Estimated cost is \$2.6 million.
- **PI0019841.** Intersection improvement to install a multi-lane roundabout at SR 138 / Jonesboro Rd at Bethsaida Rd. Concept phase. Estimated Cost is \$3.1 million.

• TSPLOST II. Details Below (3)

- The City Council approved three design engineers for standby design engineering services. Contracts have been executed, and Public Works engaged the firms for design analysis.
- To advance projects from the planning phase, a tiered approach was used, starting with Operational and safety improvement (OSI) projects and Pedestrian Bike Improvement (PBI) projects. Those project scopes were evaluated and are in the design phase. The chosen design engineering firms will evaluate Bridge Replacement (B) projects in mid-April, and Signal Upgrade (SU) projects will be evaluated later.

Project#	Project Name	Cost Est	Dist
SU-711	Cascade Rd signal communication upgrades at all intersections from the Atlanta city limits to New Hope Rd, excluding those recently upgraded.	\$2.4MM	1
B-508	Koweta Road Bridge Over Deep Creek Replacement. The design consultant is to start in mid-April 2024.	\$3.3MM	4
B-505	Derrick Road Bridge Over Deep Creek Tributary Replacement. The design consultant is to start in the middle of April 2024.	\$2.8MM	4

2. Design Phase (25 projects).

- Projects in the design phase will move towards construction once the design has been completed, Right-of-Way (ROW) plans are certified, and land has been acquired or condemned. The Intent To Bid (ITB) phase will begin.
- **Federal Projects in the design phase (5)**
 - **T-285.** Construction of a roundabout in District 4 at the intersections of SR 92, Butner Rd, and Ridge Rd. ROW Phase. This is a GDOT-managed project. AECOM is in final design and estimates that it will be complete by June 2024. The estimated construction let date by GDOT is February 2025, for an estimated \$6.5 million.
 - **T-277.** The Cochran Rd bridge over Camp Creek will be replaced with sidewalks in District 2. Two parcels remain in Land Acquisition. The estimated construction let date is

6-28-24, funded through ARC's Roadway/ Bridge Upgrade program with local let. The estimated total cost is \$3.2 million, with \$637K in local funding.

- **T-265.** Sidewalks along Old National Highway Phase II from Flat Shoals Rd to Jonesboro Rd, including signal upgrades at Bethsaida Rd, Creel Rd, Woodward Rd, McGhee Landing, and Flat Shoals Rd in Districts 6 and 7. ROW phase. Once the ROW acquisition is complete, the project can be let for construction. Notice To Proceed (NTP) was given to Atlas to assume all design responsibilities. GDOT is in the final design for review and approval. Funding is through the ARC's Last Mile Connectivity Program. The estimated cost is \$5.3 million, with \$1.2 million in local funding.
- **T-281.** Fulton Industrial Blvd sidewalks on both sides between Lakeview Court and Westpark and **T-282,** Fulton Industrial Blvd @ Cascade Road intersection improvements, both in District 1. All agreements between the City and GDOT are in place; The Concept reports are in GDOT review. Both projects are part of the Fulton Industrial Community Improvement District (FICID). Projects will be let for construction through the FICID; the City of South Fulton is listed as the local Municipality and funded through the ARC's Last Mile Connectivity Program. The estimated cost is \$3.6 million, with \$720K in local funding.

• **TSPOST II Projects in the Design phase (17) Details below.**

<u>Project #</u>	<u>Project Name</u>	<u>Cost Est.</u>	<u>Dist.</u>
T-270	The design is complete for Demooney Rd over Deep Creek Bridge Replacement, which has sidewalks on both sides. The project is in the ROW Phase, with five parcels to be acquired. Late Summer 2024 Construction let date.	\$3.1MM	3,4
T-288	Stacks Rd Bridge Replacement over CSX Railroad. Design completion is by September 2024, with construction let in February 2025. ROW phase, with three parcels to be acquired.	\$2.7MM	5
OSI-631	Union Road at Thames Road Intersection Improvements will include a roundabout, sidewalks, and streetlights.	\$2.8MM	2
OSI-629	Ono Rd/Hobgood Rd to Rivertown Road intersection improvement, including roundabout alternative, sidewalks, and streetlights.	\$3.5MM	4
OSI-628	Old Fairburn Road to Thaxton Road intersection improvements, including roundabout alternatives, sidewalks, and streetlights.	\$2.9MM	2
OSI-622	Butner Road at Aldredge Rd intersection improvements, including roundabout alternatives, sidewalks, and streetlights.	\$2.8MM	2
OSI-600	Bethsaida Road at Creel Road/West Rd intersection improvements, including roundabout alternatives, sidewalks, and streetlights.	\$3.4MM	6,7
OSI-623	Bethlehem Rd at Cedar Grove Rd intersection improvements, including roundabout alternatives, sidewalks, and streetlights.	\$2.9MM	4
OSI-620	Aldredge Rd at Merk Rd intersection improvements, including a roundabout, sidewalks, and streetlights.	\$3.4MM	2
PBI-914	Fill in sidewalk gaps within the existing sidewalk network on Union Rd, from Campbellton Road to Vandiver Road.	\$2.3MM	2
PBI-906	Welcome All Rd sidewalks from Roosevelt Hwy to Will Lee Rd.	\$3.5MM	3
PBI-911	Merk Rd sidewalk from Camp Creek Parkway to Aldredge Rd.	\$4MM	2

PBI-910	Fill in sidewalk gaps within the existing sidewalk network on Jerome Rd from Old Notional Hwy to Old Bill Cook Rd.	\$1.7MM	5
PBI-909	Fill in sidewalk gaps within the existing sidewalk network on Fulton Industrial Blvd. A design consultant will be brought on once sites are determined.	\$1MM	1
PBI-908	Flat Shoals Rd sidewalks from Old National Hwy to Buffington Rd.	\$6.4MM	5,6,7
PBI-903	Cascade Rd sidewalk from the City of Atlanta Limits to Fulton Industrial Blvd.	\$6.5MM	1
PBI-902	Bethsaida Rd sidewalk from Old National Hwy to Nunn Woods Way.	\$4.6MM	6,7

• **TSPLOST I Projects in the Design phase (13) Details below**

- Projects include bridge replacements and intersection improvements throughout the city.
- Once parcels are acquired and certified, the project is ready for the Intent To Bid (ITB) phase for construction.

<u>Project #</u>	<u>Project Name</u>	<u>Cost Est.</u>	<u>Dist.</u>
T-284	Kimberly Rd at Cascade Rd intersection will include a new traffic signal, sidewalk upgrade, and turn lanes. One parcel is being donated. Spring 2024 construction let date.	\$578K	1
OSI-700	Final design of Flat Shoals Road Signal Upgrades and fiber communications from Mallory Rd to Old National Hwy. Two parcels in condemnation. Spring 2024 construction let date.	\$4MM	5,6,7
OSI-618	The final design of the Welcome All Rd @ Scarborough Rd intersection improvement includes a roundabout and sidewalks. Acquiring nine parcels with an estimated January 2025 construction let date.	\$2.6MM	3
OSI-617	The final design of Welcome All Rd @ Jaillette Rd intersection improvement. One parcel is in condemnation with an estimated Summer 2024 Construction let date.	\$2.1MM	3
OSI-616	Stonewall Tell Road at Jones Road/Pittman Road intersection Improvement, including a roundabout and sidewalks. Acquiring ten parcels with an estimated January 2025 construction let date.	\$3.1MM	3
OSI-615 OSI-613	The final design of the improvement of the Stonewall Tell Rd @ Union Rd intersection includes streetlights, sidewalks, and a roundabout. Also, Old Fairburn Road @ Union Road intersection improvement. Awaiting final ROW closings. Due to proximity, projects are to be let as a single project for construction in Summer 2024.	\$3MM	3
OSI-608	The design is to be completed by Fall 2024 for the intersection improvement of Enon Road at Stonewall Tell Road, including roundabouts, streetlights, and sidewalks. ROW phase.	\$1.3MM	2,3
OSI-607	Demooney Rd @ West Stubbs Rd intersection improvement, including a roundabout, streetlights, and sidewalks. Acquiring four parcels with design to be completed by Fall 2024.	\$1.6MM	3,4
OSI-605	SR 92 @ Jones Rd and SR 92 @ Demooney Rd intersection improvement, including two roundabouts. This project will be	GDOT \$6.5MM	4

	managed and funded under GDOT's safety program. GDOT is in the preliminary plan review summary phase, with eleven parcels estimated to be acquired. Construction is estimated for early 2025.		
OSI-603	Butner Rd @ Pittman Rd intersection improvements, including sidewalks and streetlights. Acquiring nine parcels with design to be completed by Fall 2024.	\$1.2MM	3
OSI-601 B-500	Butner Road @ Camp Creek Parkway intersection improvement & bridge replacement, including sidewalks and trail path. Projects are scheduled to be let together for construction in Summer 2024. ROW phase. GDOT has safety concerns for this intersection and may coordinate a quick-fix project. *	\$2.9MM	2
B-502	Bethsaida Rd over Morning Creek bridge replacement with sidewalks. This project will be managed and funded by GDOT under their Local Bridge Replacement Program. The City will fund the ROW phase. Construction Let Date Summer 2025.	GDOT \$4.1MM	5,6,7

3. Under Construction (10) Projects

- **Federal Projects Under Construction (3)**

- **T-280.** Oakley Road over Broadanax Creek bridge replacement in District 7. This GDOT-managed project includes sidewalks on both sides. Project completion is on target for October 31, 2024. Detour started March 31, 2024. Williams Contracting Company, LLC has the contract at \$1,992,985.75. Funded through ARC's Roadway/ Bridge Upgrade program with GDOT let. The total cost is \$2,859,294 million, with \$50K in local funding.
- **T-273.** Upgrades to Buffington Road from Royal South Parkway to Rock Quarry Road, including sidewalks on both shoulders and operational improvements at each intersection along the path. This is a GDOT-managed project in District 5. C.W. Matthews has the contract for \$29,985,361.50. The Construction completion date is 8-31-26. The project is on target; all 31 parcels have been acquired. The total cost is \$47,071,044 million, with \$1,952,695 being locally funded for utilities. Estimated completion date: late summer 2026
- **T-272.** Buffington Road from Rock Quarry Road to SR 14/US 29 upgrades. The existing bridge over South Fulton Parkway will be replaced. This is a GDOT-managed project in District 5. C.W. Matthews has the contract for \$12,541,197.45. The construction completion date is 8-31-26. The total cost is \$21,768,018.45 million, with \$1,145,214 million in local funding for utilities. Estimated completion date: late summer 2026

- **TSPLOST 2 Under Construction (2)**

- **T-276.** Cochran Rd Bridge over Deep Creek replacement project in Districts 2 and 4. BRTU was awarded the contract for \$3,895,677.40 on 9-26-23. Scheduled to be completed by the end of 2024. The total cost is \$4,171,626.
- **TSPLOST II Resurfacing** bid closed on September 8, 2023. There are 64 resurfacing projects: Dist. 1(12), Dist. 2(5), Dist. 3(12) Dist. 4(12), Dist. 5(6), Dist. 6(7), and Dist. 7(7). Three projects intersect districts. All three are in District 3 and intersect Districts 2,4 and 5. The 3-Tier Resurfacing Contract was approved on 9-26-23 for ER Snell for \$21,726,739.66. Contract executed. Notice to Proceed given to ER Snell, starting with Tier 1's 28 resurfacing projects. Tier 2's 17 resurfacing projects started in April 2024.

- **TSPLOST 1 Under Construction (5)**

- **T-260.** Sidewalks and streetlights along both sides of Danforth Rd extending from Cascade Rd to Rehoboth Circle in District 1. CMC, Inc. has the contract for \$1,394,740. The construction completion date is 5-24-24. The total cost is \$1,770,551 million.
- **OSI-624.** Converting Roosevelt Highway at Washington Rd signalized T intersection into a single-lane roundabout and other improvements in District 3. This is a GDOT-managed project. GDOT issued the Notice to Proceed to Knight & Associates on 11-30-23. The construction completion date is 9-30-25. The total cost is \$5,622,373, with \$684K in local funding for utilities.
- **OSI-614.** Rivertown Road @ Cedar Grove Road intersection improvement, including a sidewalk and a roundabout in District 4. It was approved for construction at the October 10, 2023, City Council meeting to CMC, Inc. for \$2,786,641.10. The total cost is \$2,960,991.10. The construction completion date is March 2025.
- **OSI-602.** Butner Road @ Union Road intersection improvement will include streetlights, the addition of a roundabout to address congestion and reduce the severity of accidents at this intersection, sidewalks, and other improvements impacting districts 2 and 3. SD and C were approved for construction at the 10-10-23 City Council meeting for \$3,813,696. A fully executed contract is in place. Notice to Proceed was issued on 1-22-24. The total cost is \$4,168,230. The construction completion date is February 2025.
- **B-501.** Enon Road over Camp Creek Tributary bridge replacement and sidewalks in District 1. Approved for construction at the 10-10-23 City Council meeting to Baldwin Paving Co., Inc. for \$1,814,805.02. A fully executed contract is in place. Notice to Proceed was issued on 1-24-24. The total cost is \$1,969,95.02. The construction completion date is April 2025.

4. Currently Out-To-Bid & Approved for Construction (3) Projects

- **Federal Projects Approved for Construction(1)**

- **T-266.** The sidewalk project along New Hope Rd between Campbellton Rd and Danforth Rd will include a roundabout at Boat Rock Road in District 1. 80% Funded through the ARC's Last Mile Connectivity Program and 20% in local ARPA funds. DAF Concrete, Inc. was awarded the contract for \$3,301,268 plus a 10% contingency.

- **TSPLOST I Projects Approved for Construction (1)**

- **P-901.** Enon Road sidewalks, along with streetlights on both sides, from Lynarbor Ln to Sanford J. Jones Blvd. to impact District 2. AEI is the Engineer of Record. The contract was awarded to DAF Concrete, Inc. for \$3,583,350 with a 10% contingency.

- **TSPLOST II Projects Approved for Construction (1)**

- **T-271.** Fairburn Road upgrades from Cascade Rd to North Utoy Creek include sidewalks, North and South Creek bridge replacements, turn lanes, and other improvements in District 1. SD and C, Inc. was awarded the contract on 2-13-24 for \$8,454,703.64 with a contingency of 750,000.

5. Complete Projects (2)

- **City of Atlanta funded project (1)**

- **T-283.** A Culvert was replaced at the crossing of Loch Lomond Trail over Kimberly Creek. The City of Atlanta (COA) funded the installation of the culvert due to damage caused by a COA water main break in District 1.

- **TSPLOST 1 Project (1)**
- **OSI-604.** Improvements to the Campbellton Rd @ Stonewall Tell Rd intersection, including sidewalks, turn lanes, four streetlights, and a new traffic signal in Districts 1 and 2. CMC, Inc. was awarded the contract for \$3,174,180. Greystone Power activated the signal and turned the streetlights on, and a new alignment of Stonewall Tell Rd is in place.

FIRE DEPARTMENT UPDATE

GOAL 1

Invest in Developing Strong Teams

Develop a cohesive, servant-leader environment of trust and cooperation; commit to a shared vision while maintaining the epitome of professionalism.

Recruit class is on-going; they're currently in EMT school. Recruits have been doing ride-along with Clayton County Fire.

Advanced Leadership class was held on March 20th. Participants are from Fire, CDRA, Code Enforcement, HR, and College Park Fire.

GOAL 2

Grow Infrastructure and Solidify Finances

Build and diversify our revenue sources to ensure financial adequacy and stability to reduce dependence on any single source.

Training staff moved into the GA National Guard building located at 135 Selig Dr.

GOAL 3

Increase Community Collaboration and Quality of Life.

Strengthen relationships with our county and state legislators and surrounding municipalities that will aid the City of South Fulton in taking a regional approach to services. Launch initiatives and create change to improve our quality of life, including public safety.

Participated in the Delta Sigma Theta Sorority, Inc. – East Point College Park Community Fest Day on March 2nd.

Participated in District 3's Coffee w/cop's event at Welcome All Park on March 7th.

Participated in the Armored-Up Community Vaccination Drive at Burdette Park on March 9th.

Participated in the UPS Truck Rodeo & Charity Event on March 16th.

Partnered with the Red Cross for the Smoke Alarm Blitz at White Mill Rd. on March 16th.

Participated in the Friends of Creel Park event on March 18th.

Participated in the Fulton County Airport Career Fair at Fulton County Airport-Brown Field on March 22nd.

Participated in the Westlake High School Career Fair on March 26th. Participated in the Bear Creek Middle School Career Day on March 27th.

Participated in the Community Meeting at Burdette Park on March 28th.

Participated in the Chat & Chew at South Fulton Tennis Center on March 28th.

Participated in an event at Wolf Creek Elementary School on March 29th.

Participated in the Community Resource Fair/Easter Egg Hunt at Burdett Park on March 30th.

GOAL

Focus on Economic Development

Promote a healthy and prosperous economy that supports small businesses, entrepreneurs, tourism, and public-private partnerships. Define and promote who the city is and market it to stakeholders.

Fire inspectors completed 339 inspections. Fire investigators completed 1 investigation. The Fire Marshal completed 28 plan reviews and 5 sprinkler and alarm plans. Fire Educators worked at 13 events.

GOAL 5

Create an Efficient Government

Create internal operations and systems to provide quality and efficient municipal services to improve the quality of life for residents and businesses.

Fire/EMS/Other Responses 1,752 Average response time is: 10:20

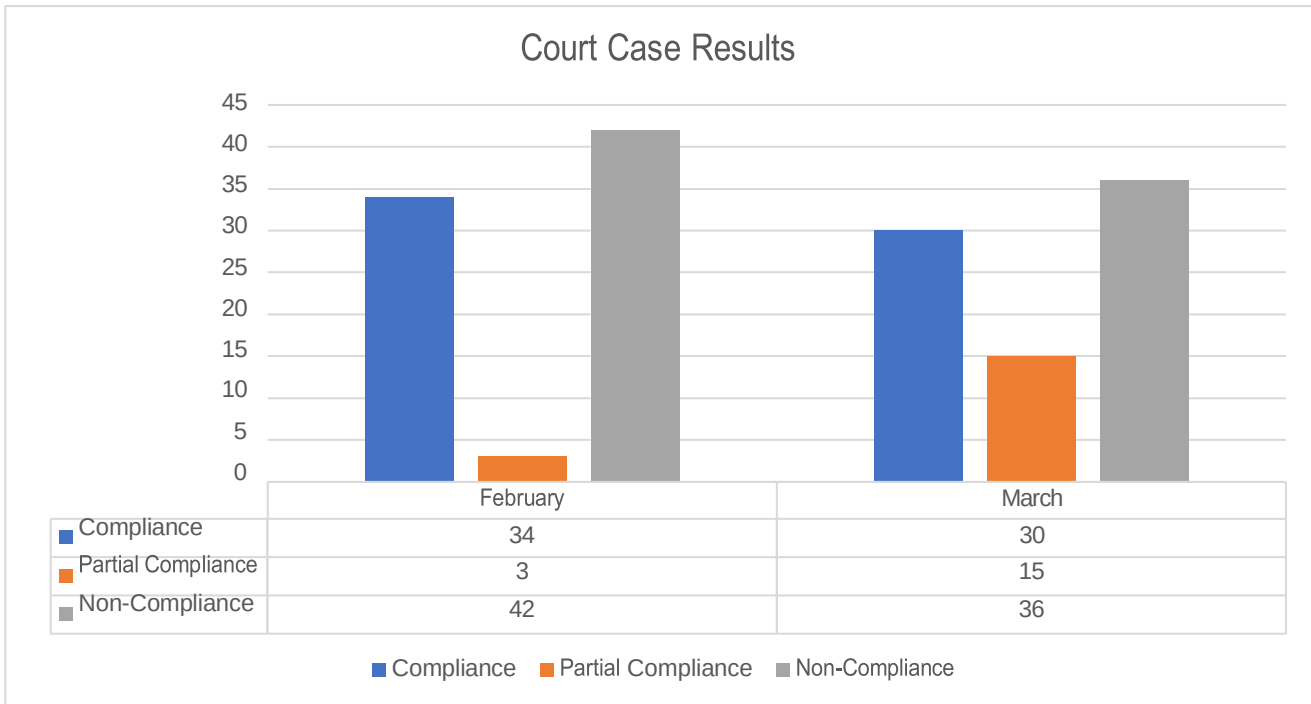
Updated an additional 10 new SOP policies and implemented them.

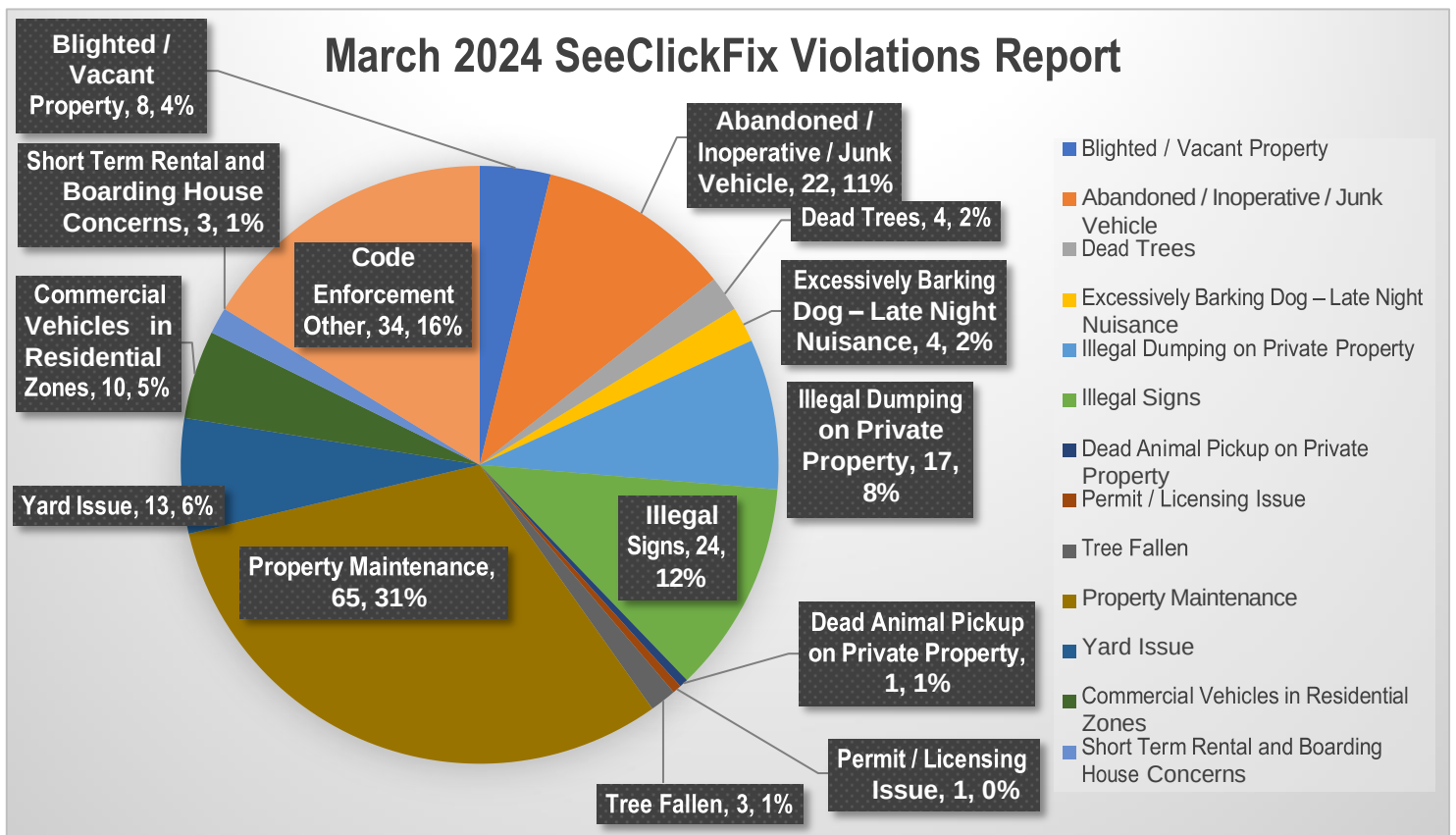
Fulton County Airport Career Fair



CODE ENFORCEMENT UPDATE

Increase Community Collaboration and Quality of Life.





G.A.C.E Georgia Association of Code Enforcement Training

Our code enforcement team sharpened their skills at the annual Georgia Association of Code Enforcement conference this March! Several officers even achieved Level 2 certification. The training covered a wide range of topics essential for keeping our community safe and vibrant, including **Georgia's litter laws:** Ensuring a clean and beautiful environment for everyone.

Code Officer Safety: Equipping our team to handle situations effectively.

Case preparation: Building strong cases for enforcement.

Daily operations of a Code Officer: Mastering the ins and outs of the job.

Code Enforcement Listens to Seniors! District 7

At a recent meeting hosted by Councilwoman Pritchett, the Director of Code Enforcement addressed the concerns of our valued senior community. The seniors appreciated the director's willingness to listen and answer their questions. They left the meeting feeling more informed about the department's processes and hopeful for solutions to their concerns. Police were also present to provide additional support and answer public safety questions.



Enhancing Code Enforcement: Drone Training & Citizen Privacy

Code enforcement officers are undergoing Federal Aviation Administration (FAA) Part 107 training to learn how to safely and effectively utilize drones in their operations. This training emphasizes responsible drone use while ensuring citizen privacy and adhering to Fourth Amendment rights.



District 5! Gets Answers at the "Power of Compliance" Event!

This March, District 5 residents took an active role in their community at the "Power of Compliance" initiative. This engaging event brought together a panel of experts from various city departments. Residents had the opportunity to ask tough questions and receive clear, informative answers on a wide range of issues.



Cracking Down on Sign Litter: Over 600 Removed This Month

In March, our code enforcement team removed approximately 614 illegal signs from public rights-of-way. These signs create clutter and detract from the beauty of our city. To address this issue, citations have been issued to several violators.

We want to remind everyone that placing signs in the right-of-way is illegal and creates an eyesore for residents and visitors. We encourage everyone to study the sign ordinance and place their signs responsibly.



Progress on Nuisance Abatement Properties - May 8th Docket

This month, we've made significant progress on identifying properties for the May 8th Nuisance Abatement docket. Title searches for the following addresses are complete and will be included on this docket:

- 1010 Carlo Woods
- 5565 Feldwood
- 3710 Pontevedra Place
- 6610 Kimberly Mill



HUMAN RESOURCES UPDATE

Report period: March 2024 **Prepared by:** Patricia Redfern

Metric	Total
# of New Hires	60 YTD
# of Terminations	29 YTD: 18 Voluntary and 11 Involuntary
Turnover Rate	4.8% YTD
Filled Requisitions	54 YTD
Open Requisitions	42
Training	Ethics Training with GMA for Managers/Supervisors
# of WC Incidents	3 March, 5 YTD
# of Vehicle Accidents	6 March, 13 YTD

Special Projects:

Performance Evaluation Process, to include creating forms, timelines, and facilitating training

CFO and ACM Recruitments

Onsite Healthy Cooking Demo

Web-Based On-boarding and IT Form Project

First Aid Cabinets for COSF buildings

Formation of Accident Review Committee

Working with NOVA on mold exposure testing and follow-up

INFORMATION TECHNOLOGY UPDATE

Invest in Developing Strong Teams

- Hired a Deputy Director.
- Reviewed department structure and services to better align with the city's growing needs.

Grow Infrastructure and Solidify Finances

- Improved the network infrastructure at Welcome All
- Configured Administrative building to support city staff.
- Performed initial surveys at Wolf Creek to evaluate network connectivity needs.

Increase Community Collaboration and Quality of Life

- Developed a GIS hub site to serve as a central location for all GIS data, applications, and downloadable content.
- The City-Wide Camera Update focuses on significantly enhancing public safety and community security.

Completed Locations:

- **Fire Station 11:** Install and technical configuration completed.
- **Police - Butner Road:** Install and technical configuration completed.
- **Police - Red Oak:** Install and technical configuration completed.
- **Police - Cedar Grove:** Install and technical configuration completed.

In-process Locations:

- **Fire Station 4:** Completed, Pending technical configuration.
- **Sandtown Park:** Complete. Pending adjustment to front door
- **Burdett Tennis:** Indoor Camera Installations complete.
- **Burdett Gym:** Indoor Cameras Complete. Pending technical config.
- **Welcome All Park:** Pending concrete pour for Pole Bases, poles installation the following week. Impacted by Inclement weather.
- **Welcome All Rec:** Similar updates as Welcome All Park.
- **S Fulton Tennis Center and Dog Park:** 2 locks cut over and 1 card reader to be installed once users and permissions are configured.
- **Frederick - Administration Building:** Working with vendor. Working on gate configuration to be completed 03/15/2024.

Phase 2 to commence 03/2024 and 04/2024:

- Creel Park
- Wolf Creek Amphitheater
- Fire Station 3, 5, 6, 8
- Boat Rock
- Delano

NOTE: This is not an all-inclusive list of phase 2 and identifies the project activity for March

- Flock Safety Program Enhancements notice to proceed has been provided so the vendor can start their internal preparation for equipment readiness and site assessments.

Create an Efficient Government

- Collaborated with the clerk's office to implement Civic Clerk for all council meetings.
- Increase internet connectivity to support the city's Administration.
- Reviewed Cyber Security posture to mitigate risk and vulnerabilities.

PARKS & RECREATION UPDATE

The monthly report from the Department of Parks and Recreation concentrates on achieving Strategic Goals 3 and 5, specifically emphasizing Quality of Life and establishing internal operations and systems to deliver high-quality and efficient municipal services.

Under Strategic Goal 3: GOAL 3 Increase Community Collaboration and Quality of Life.

The Easter Egg Extravaganza organized by Parks took place at Sandtown Park and marked a milestone as it boasted the highest attendance yet, with over 300 participants. The park was adorned with hundreds of hidden eggs, delighting the youth who eagerly searched for them. Attendees were treated to music, face painting, bounce houses, and delicious food, ensuring a fun-filled day for all.

This event is of significant importance to the community for several reasons. Firstly, it fosters a sense of togetherness and camaraderie among residents, providing an opportunity for families to come together and enjoy wholesome activities in a festive atmosphere. Secondly, it promotes outdoor recreation and engagement with local parks, encouraging healthy and active lifestyles among participants, especially the youth. Events like these often serve as fundraisers or platforms for community outreach, supporting various initiatives and projects that benefit the neighborhood. Overall, the Easter Egg Extravaganza serves as a cornerstone of community bonding, recreation, and support.



Community Resource Fair and Easter Egg Extravaganza

Councilwoman Bell hosted her inaugural Community Resource Fair and Easter Egg Extravaganza in District 5. The event drew over 400 attendees and featured 25 vendors offering essential information and resources to City of South Fulton residents, including healthcare providers, job placement services, and housing assistance. The event combined traditional elements like an Easter egg hunt with non-traditional features, such as an adult Easter egg hunt, resulting in the discovery of over 25,000 eggs.



POLICE DEPARTMENT UPDATE

Goal 1

Invest in Developing Strong Teams

The Police Department has 14 recruits in field training, five GPTC, and five awaiting the start of the next police academy in April.

Goal 2

Grow Infrastructure and Solidify Finances

The Police Department was awarded the State of Georgia Public Safety & Community Violence Reduction Grant which will fund violence reduction initiatives such as gunshot detection, license plate reader cameras, and surveillance cameras. Purchases were made in March for license plate readers and intelligence analysis software.

Goal 3

Increase Community Collaboration and Quality of Life

The Police Department participates in a number of community events and works closely with HOA's and business groups to improve quality of life. Just a few of many are mentioned below.

Goal 4

Focus on Economic Development

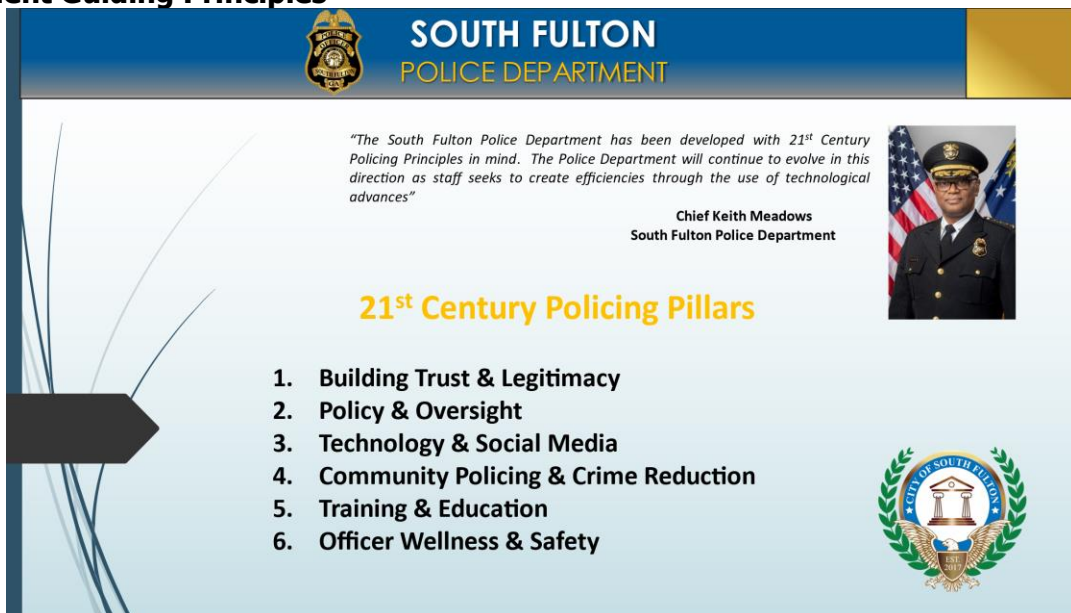
The Police Department issued 41 alcohol work permits and inspected 9 businesses to ensure they are in compliance with applicable laws. We collected \$2,255 in alcohol work permit/fingerprint fees as well as \$6,500 in false alarm violation fees.

Goal 5

Create an Efficient Government

The Police Department created a Field Inspections and Accreditation Unit to develop policies in accordance with "best practices" to operate more efficiently and effectively.

Police Department Guiding Principles



The graphic features a blue header with the South Fulton Police Department logo and name. Below the header, a quote from Chief Keith Meadows is displayed. To the right of the quote is a portrait of Chief Meadows. Below the quote, the title "21st Century Policing Pillars" is shown in yellow. A list of six pillars follows, numbered 1 through 6. To the right of the list is the City of South Fulton seal. A large black arrow points to the right, partially overlapping the list of pillars.

**SOUTH FULTON
POLICE DEPARTMENT**

"The South Fulton Police Department has been developed with 21st Century Policing Principles in mind. The Police Department will continue to evolve in this direction as staff seeks to create efficiencies through the use of technological advances"

Chief Keith Meadows
South Fulton Police Department

21st Century Policing Pillars

1. Building Trust & Legitimacy
2. Policy & Oversight
3. Technology & Social Media
4. Community Policing & Crime Reduction
5. Training & Education
6. Officer Wellness & Safety

CITY OF SOUTH FULTON

Crime Stats Week 9

SOUTH FULTON POLICE CITY STATS REPORT



WEEK 9 February 25th to March 2nd 2024

Management Stats Only	7 day 2024	7 day 2023	7 day % Chg.	28 day 2024	28 day 2023	28 day % Chg.	YTD 2024	YTD 2023	1 Year % Chg.
Part I Offenses									
Murder	0	0	0%	1	2	-50%	2	4	-50%
Rape	0	1	-100%	1	1	0%	1	3	-67%
Robbery	0	2	-200%	9	8	13%	16	15	7%
Aggravated Assault	8	6	33%	17	19	-11%	31	35	-11%
Burglary	2	0	200%	19	13	46%	46	32	44%
Larceny/ From Vehicle	12	28	-57%	44	81	-46%	85	149	-43%
Larceny/ Other	18	18	0%	66	92	-28%	176	226	-22%
Auto Theft	7	14	-50%	35	45	-22%	75	84	-11%
TOTAL PART 1 OFFENSES	47	69	-32%	192	261	-26%	432	548	-21%
Crimes Against Persons									
Crimes Against Property									
Crimes Against Society									
# of Shooting Incidents	1								
# of Shooting Victims	1								
ARRESTS	2024	2023	%	2024	2023	%	2024	2023	%
Murder	0	0	0%	0	0	0%			0%
Rape	0	0	0%	0	1	0%			0%
Robbery	0	0	0%	3	1	200%			0%
Aggravated Assault	0	0	0%	0	2	-100%			#DIV/0!
Burglary	0	1	0%	0	1	-100%			#DIV/0!
Larceny/ From Vehicle	1	0	0%	1	0	100%			0%
Larceny/ Other	0	5	-100%	8	24	-67%			#DIV/0!
Auto Theft	0	0	0%	0	0	NC			0%
TOTAL PART 1 ARRESTS	1	7	-86%	24	29	-17%	0	0	#DIV/0!
Narcotics Arrests	0	2	-100%	7	6	17%			#DIV/0!
Other Part II Arrests	12	11	9%	60	57	5%			#DIV/0!
Quality of Life Arrests	5	1	400%	5	11	-55%			#DIV/0!
Traffic Arrests(non-DUI)	0	5	-100%	1	21	-95%			#DIV/0!
Theft by Recv'ing (Autos)	0	0	0%	0	0	0%			0%
DUI Arrests	0	2	-200%	4	5	-20%			#DIV/0!
TOTAL ALL ARRESTS	18	28	-36%	101	129	-22%	0	0	#DIV/0!
ACTIVITY SECTION	2024	2023	%	2024	2023	%	2024	2023	%
Recovered Stolen Autos	2	4	-50%	13	18	-28%	23	43	-47%
Traffic Citations	256	143	79%	1052	384	174%	1969	778	153%

* ALL FTA'S /PROB. VIOLATIONS HAVE BEEN ADDED INTO QUALITY OF LIFE ARREST AS FOR RMS (NOT ITS ORIGINAL CHARGE)

* Increase

* NC: % Change is Not Calculable due to 2023 value being "0"

* Decrease

Crime Stats Week 10



SOUTH FULTON POLICE CITY STATS REPORT



WEEK 10 March 3rd to March 9th 2024

Management Stats Only	7 day 2024	7 day 2023	7 day % Chg.	28 day 2024	28 day 2023	28 day % Chg.	YTD 2024	YTD 2023	1 Year % Chg.
Part I Offenses									
Murder	0	0	0%	1	1	0%	2	4	-50%
Rape	0	0	0%	1	1	0%	1	3	-67%
Robbery	2	0	NC	7	2	250%	18	15	20%
Aggravated Assault	2	3	-33%	18	17	6%	33	38	-13%
Burglary	6	0	NC	18	5	260%	52	32	63%
Larceny/ From Vehicle	10	6	67%	47	69	-32%	95	155	-39%
Larceny/ Other	13	22	-41%	64	80	-20%	189	248	-24%
Auto Theft	6	7	-14%	33	42	-21%	81	91	-11%
TOTAL PART 1 OFFENSES	39	38	3%	189	217	-13%	471	586	-20%
Crimes Against Persons									
Crimes Against Property									
Crimes Against Society									
# of Shooting Incidents									
# of Shooting Victims									
ARRESTS									
	2024	2023	%	2024	2023	%	2024	2023	%
Murder	0	0	0%	0	0	0%	1	1	0%
Rape	0	0	0%	0	1	-100%	0	1	-100%
Robbery	0	0	0%	2	0	NC	3	1	200%
Aggravated Assault	0	1	-100%	0	2	-100%	4	5	-20%
Burglary	0	0	0%	0	1	-100%	3	2	50%
Larceny/ From Vehicle	0	0	0%	1	0	NC	2	2	0%
Larceny/ Other	2	1	100%	6	18	-67%	22	46	-52%
Auto Theft	0	0	0%	0	0	0%	7	0	NC
TOTAL PART 1 ARRESTS	2	2	0%	9	22	-59%	42	58	-28%
Narcotics Arrests	3	2	50%	10	5	100%	15	11	36%
Other Part II Arrests	22	14	57%	69	52	33%	175	125	40%
Quality of Life Arrests	1	0	NC	6	7	-14%	11	25	-56%
Traffic Arrests(non-DUI)	2	7	-71%	3	24	-88%	63	45	40%
Theft by Recv'ing (Autos)	2	0	NC	2	0	NC	2	0	NC
DUI Arrests	0	0	0%	2	3	-33%	7	10	-30%
TOTAL ALL ARRESTS	32	25	28%	101	113	-11%	315	274	15%
ACTIVITY SECTION									
	2024	2023	%	2024	2023	%	2024	2023	%
Recovered Stolen Autos	7	5	40%	18	18	0%	30	48	-38%
Traffic Citations	217	128	70%	1091	424	157%	2186	906	141%

*ALL FTA'S/PROB. VIOLATIONS HAVE BEEN ADDED INTO QUALITY OF LIFE ARREST AS FOR RMS (NOT ITS ORIGINAL CHARGE)

* Increase

*NC: % Change is Not Calculable due to 2023 value being "0"

* Decrease

Crime Stats Week 11



SOUTH FULTON POLICE CITY STATS REPORT



WEEK 11 March 10th to March 16th 2024

Management Stats Only	7 day 2024	7 day 2023	7 day % Chg.	28 day 2024	28 day 2023	28 day % Chg.	YTD 2024	YTD 2023	1 Year % Chg.
Part I Offenses									
Murder	0	0	0%	1	1	0%	2	4	-50%
Rape	0	0	0%	1	1	0%	1	3	-67%
Robbery	2	3	-33%	5	5	0%	20	18	11%
Aggravated Assault	10	2	400%	24	16	50%	43	40	8%
Burglary	2	1	100%	16	3	433%	54	33	64%
Larceny/ From Vehicle	7	22	-68%	39	74	-47%	102	177	-42%
Larceny/ Other	21	24	-13%	72	89	-19%	210	272	-23%
Auto Theft	3	8	-63%	26	43	-40%	84	99	-15%
TOTAL PART 1 OFFENSES	45	60	-25%	184	232	-21%	516	646	-20%
Crimes Against Persons									
Crimes Against Property									
Crimes Against Society									
# of Shooting Incidents									
# of Shooting Victims									
ARRESTS	2024	2023	%	2024	2023	%	2024	2023	%
Murder	0	0	0%	0	0	0%	1	1	0%
Rape	0	0	0%	0	0	0%	0	1	-100%
Robbery	0	0	0%	0	0	0%	3	1	200%
Aggravated Assault	2	1	100%	2	3	-33%	6	6	0%
Burglary	0	0	0%	0	1	-100%	3	2	50%
Larceny/ From Vehicle	0	0	0%	1	0	NC	2	2	0%
Larceny/ Other	7	5	40%	10	17	-41%	29	51	-43%
Auto Theft	0	0	0%	0	0	0%	7	0	NC
TOTAL PART 1 ARRESTS	9	6	50%	13	21	-38%	51	64	-20%
Narcotics Arrests	4	2	100%	12	7	71%	19	13	46%
Other Part II Arrests	6	12	-50%	57	51	12%	181	137	32%
Quality of Life Arrests	0	6	-100%	6	12	-50%	11	31	-65%
Traffic Arrests(non-DUI)	3	2	50%	6	22	-73%	66	47	40%
Theft by Rec'ing (Autos)	2	0	NC	4	0	NC	4	0	NC
DUI Arrests	0	0	0%	1	2	-50%	7	10	-30%
TOTAL ALL ARRESTS	24	28	-14%	99	115	-14%	339	302	12%
ACTIVITY SECTION	2024	2023	%	2024	2023	%	2024	2023	%
Recovered Stolen Autos	3	6	-50%	15	23	-35%	33	54	-39%
Traffic Citations	355	115	209%	1152	488	136%	2541	1021	149%

*ALL FTA'S /PROB. VIOLATIONS HAVE BEEN ADDED INTO QUALITY OF LIFE ARREST AS FOR RMS (NOT ITS ORIGINAL CHARGE)

* Increase

*NC: % Change is Not Calculable due to 2023 value being "0"

* Decrease

Crime Stats Week 12

SOUTH FULTON POLICE CITY STATS REPORT



WEEK 12 March 17th to March 23RD 2024

Management Stats Only	7 day 2024	7 day 2023	7 day % Chg.	28 day 2024	28 day 2023	28 day % Chg.	YTD 2024	YTD 2023	1 Year % Chg.
Part I Offenses									
Murder	0	0	#DIV/0!	0	0	#DIV/0!	2	4	-50%
Rape	1	0	100%	1	1	0%	2	3	-33%
Robbery	1	5	-80%	5	10	-50%	21	23	-9%
Aggravated Assault	4	11	-64%	24	22	9%	47	51	-8%
Burglary	5	7	-29%	15	8	88%	59	40	48%
Larceny/ From Vehicle	10	25	-60%	39	81	-52%	112	202	-45%
Larceny/ Other	26	29	-10%	78	93	-16%	236	301	-22%
Auto Theft	7	10	-30%	23	39	-41%	91	109	-17%
TOTAL PART 1 OFFENSES	54	87	-38%	185	254	-27%	570	733	-22%
Crimes Against Persons									
Crimes Against Property									
Crimes Against Society									
# of Shooting Incidents									
# of Shooting Victims									
ARRESTS	2024	2023	%	2024	2023	%	2024	2023	%
Murder	0	0	0%	0	0	NC			#DIV/0!
Rape	0	1	-100%	0	1	-100%			#DIV/0!
Robbery	0	0	0%	0	0	NC			#DIV/0!
Aggravated Assault	1	1	0%	3	3	0%			#DIV/0!
Burglary	1	0	NC	1	1	0%			#DIV/0!
Larceny/ From Vehicle	0	0	0%	1	1	0%			#DIV/0!
Larceny/ Other	4	2	100%	13	13	0%			#DIV/0!
Auto Theft	0	0	0%	0	0	NC			NC
TOTAL PART 1 ARRESTS	6	4	50%	18	19	-5%	51	0	#DIV/0!
Narcotics Arrests	1	0	NC	8	6	33%			#DIV/0!
Other Part II Arrests	13	15	-13%	53	52	2%			#DIV/0!
Quality of Life Arrests	0	5	-100%	6	12	-50%			#DIV/0!
Traffic Arrests(non-DUI)	6	5	20%	11	19	-42%			#DIV/0!
Theft by Recv'ing (Autos)	1	0	NC	5	0	NC			NC
DUI Arrests	1	0	100%	1	2	-50%			#DIV/0!
TOTAL ALL ARRESTS	28	29	-3%	102	110	-7%	51	0	#DIV/0!
ACTIVITY SECTION	2024	2023	%	2024	2023	%	2024	2023	%
Recovered Stolen Autos	6	6	0%	18	21	-14%	39	60	-35%
Traffic Citations	324	149	117%	1152	535	115%	2865	1170	145%

*ALL FTA'S /PROB. VIOLATIONS HAVE BEEN ADDED INTO QUALITY OF LIFE ARREST AS FOR RMS (NOT ITS ORIGINAL CHARGE)

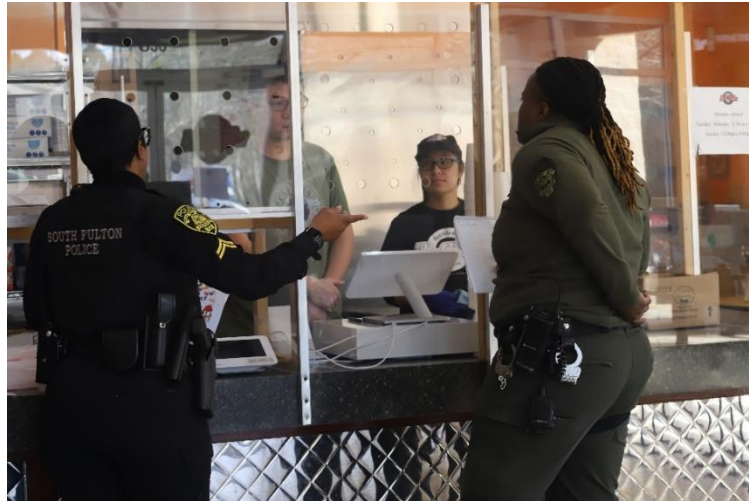
* Increase

*NC: % Change is Not Calculable due to 2023 value being "0"

* Decrease

**COMMUNITY EVENTS
WALK & TALK**





UPS S.M.A.R.T. RALLY





DISTRICT 3 COFFEE WITH A COP



WOMEN OF THE SHIELD EVENT



Camera Sharing Program

The Police Department has launched a camera-sharing program where residents and business owners can register

their cameras and/or integrate them into our real-time crime center. This will allow the police department to investigate crimes more efficiently.



SOUTH FULTON
POLICE DEPARTMENT



CAMERA REGISTRY
PROGRAM

WORKING TOGETHER TO KEEP SOUTH FULTON SAFE!

- Please share the location of your security cameras with the South Fulton Police Department.
- Sharing does not mean the Police will have access to your camera.
- There is no additional cost involved with sharing your camera location.
 - We will not share your information with anyone else, and will only contact you if a crime occurs in your neighborhood.

Share your security camera locations with the South Fulton Police Department:
connectsouthfulton.org



SCAN TO REGISTER YOUR CAMERA(S)
Scan the QR code with your phone's camera to register now!



POWERED BY
fusus



Coffee with Cops and Parks

The "Coffee with Cops and Parks" event took place at Welcome All Park in District 3. Representatives from various City of South Fulton departments, including Parks, Police, Code Enforcement, and Fire, gathered to engage with residents, address inquiries, and provide updates. The primary aim was to maintain an open dialogue and ensure that residents are well-informed about available city services.

PUBLIC AFFAIRS UPDATE

GOAL 1 Invest in Developing Strong Teams

Develop a cohesive, servant-leader environment of trust and cooperation; commit to a shared vision while maintaining the epitome of professionalism.

- Conducted regular Monday meetings with the team.
- Throughout the specified period, various media outlets, community forums, and online platforms referenced the City of South Fulton a total of 239 times. This encompassed mentions in news articles, social media posts, public discussions, and other forms of communication. Compared to the previous period, there was an observed decline of 18% in the frequency of these references.
- MSN.com had the greatest Reach for City of South Fulton of 141.7M across multiple articles.
- Facebook was the most popular social media platform with 635 shares, which decreased by 20 points since the previous period.
- Daily Mail is the source with the highest social distribution with 124 shares on the X platform, 92 Shares on Facebook and 4 Shares on Reddit for a total of 220 social media shares.

GOAL 2

Grow Infrastructure and Solidify Finances

Build and diversify our revenue sources to ensure financial adequacy and stability to reduce dependence on any single source.

- Working on the development of a public awareness campaign to highlight infrastructure projects funded through various financial avenues, promoting transparency and accountability.

GOAL 3

Increase Community Collaboration and Quality of Life

Strengthen relationships with our county and state legislators and surrounding municipalities to aid the City of South Fulton in taking a regional approach to services. Launch initiatives and create change to improve our quality of life, including public safety.

- As part of our commitment to community engagement, the Department of Public Affairs supported over 14 events throughout the city in March. These events provided opportunities for residents to connect with each other and with district representatives, strengthening relationships and fostering a sense of community.

GOAL 4

Focus on Economic Development

Promote a healthy and prosperous economy that supports small businesses, entrepreneurs, tourism, and public-private partnerships. Define and promote who the city is and market it to stakeholders.

- Supported economic development efforts by supporting the grand openings of Hungry AF and Enon Ranch through visual media.
- Hosted 2 groundbreaking ceremonies for city TSPLOST Initiatives in conjunction with the Public Works department.

GOAL 5

Create an Efficient Government

Create internal operations and systems to provide quality and efficient municipal services to improve the quality of life for residents and businesses.

- Worked on optimizing internal communication processes to enhance efficiency and coordination within the Department of Public Affairs by instituting an event coverage calendar and the utilization of planner for projects and event management.

- Calendar of Events

< > March 2024 Collapse all						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
25	26	27	28	29	01	02 Free Trading Class
03	04 Clothes Story Exhibit at Southwest Arts Center -	05 Old National District Advisory Board Special Called Meeting Clothes Story Exhibit at Southwest Arts Center - South Fulton Development Authority Meeting	06 Clothes Story Exhibit at Southwest Arts Center -	07 District 3 Coffee with Cops and Parks Breaking Ground: Women Leading in Construction Clothes Story Exhibit at Southwest Arts Center -	08 Clothes Story Exhibit at Southwest Arts Center -	09 Aviation STEM Fest District 3 and District 5 Armored Up Vaccination and Immunization Event Clothes Story Exhibit at Southwest Arts Center - Meet the S.T.A.R.s Launch Party
10 Clothes Story Exhibit at Southwest Arts Center -	11 Clothes Story Exhibit at Southwest Arts Center -	12 City Hall Closed Due to Election Day Clothes Story Exhibit at Southwest Arts Center -	13 City Hall Closed Due to Election Day Red Oak Main Street Board Meeting Clothes Story Exhibit at Southwest Arts Center - District 1 Townhall Meeting Enon Ranch Grand Opening	14 City Council Special Called Meeting Clothes Story Exhibit at Southwest Arts Center -	15 Clothes Story Exhibit at Southwest Arts Center -	16 Smoke Detector Blitz Providence Community Meeting St. Patrick's Day Bingo Party The 9th Annual YOU Awards International Clothes Story Exhibit at Southwest Arts Center -
17 Clothes Story Exhibit at Southwest Arts Center -	18 Clothes Story Exhibit at Southwest Arts Center - Friends of Creel Park Community Meeting	19 South Fulton Downtown Development Authority City Council Work Session Alcohol/Zoning Public Hearing Clothes Story Exhibit at Southwest Arts Center - City Council Regular Meeting	20 Old National District Advisory Board Meeting Clothes Story Exhibit at Southwest Arts Center - Planning Commission Meeting	21 Groundbreaking Ceremony-Butner Road at Union Road (District 2,3) Clothes Story Exhibit at Southwest Arts Center - Zoning Board of Appeals	22 Clothes Story Exhibit at Southwest Arts Center -	23 Cascade Road Community Cleanup Clothes Story Exhibit at Southwest Arts Center -
24 Clothes Story Exhibit at Southwest Arts Center -	25 Clothes Story Exhibit at Southwest Arts Center -	26 City Council Work Session City Council Regular Meeting Clothes Story Exhibit at Southwest Arts Center	27 Clothes Story Exhibit at Southwest Arts Center	28 Chat and Chew with Cops and Parks Clothes Story Exhibit at Southwest Arts Center Power of Compliance Meeting City of South Fulton District 2 Presents - Bold & Beautiful: Women Leading with Brilliance	29 Women of the Shield Clothes Story Exhibit at Southwest Arts Center	30 False Alarm Awareness Training Resident Resource Fair & Community Easter Egg-stravaganza Clothes Story Exhibit at Southwest Arts Center
31 Clothes Story Exhibit at Southwest Arts Center	01	02	03	04	05	06

Inaugural Women of the Shield:



Women in Construction:



Armored-up Vaccination Drive:



D1: Easter Eggstravaganza



D5: Easter Eggstravaganza



Fire Safety Blitz:



Enon Ranch Grand Opening:



District 6 Town Hall:



District 1 Town Hall:



Butner and Union Road Groundbreaking Ceremony



District Information:	District 1
Council Person:	Dr. Catherine Rowell
Facility Name:	Sandtown Recreation Center
Facility Address:	5320 Campbelltown Rd. SW, Atlanta, GA 30331
Project Name:	Sandtown Renovation
Project Description:	A four-phase comprehensive renovation, as outlined below.
Additional Work:	The placement of Mr. Williams's name is scheduled for April 24, 2024
Facility Name:	Trammel Crow Park
Facility Address:	4980 Cascade Road, SW, South Fulton, GA 30331
Project Name:	Tennis Courts Rebuild & Renovations
Project Description:	Rebuild four tennis courts, including new fencing, concrete containment curb, net foundation, and supports, fence post painting, re-striping of new court surfaces, and installation of ADA-compliant ramp and hand railings.
Project Update:	The contractor is reconstructing the second set of courts (near the restroom building) and anticipates completing the project on April 15, 2024.
Facility Name:	City Hall
Facility Address:	5440 Fulton Industrial Blvd., South Fulton, GA 30336
Project Name:	Mold Remediation
Project Description:	Landlord-driven Mold Remediation.
Project Update:	The remediation began on March 18, 2024, and was completed on March 28, 2024. General Services inspected the facility on March 30, 2024, and noted that the exterior CMU wall had not been sealed as recommended by the environmental consultant. We notified the landlord of the deficiency via email, which was supported by sample photographs. On April 1, 2024, General Services received an email from the remediation contractor indicating that they would return to the site on April 2, 2024, to complete the sealing of the CMU wall.
Facility Name:	City Administration Building
Facility Address:	4715 Frederick Drive, South Fulton, GA 30336
Project Name:	Building Certificate of Occupancy
Project Description:	Life-safety system certification, repairs, and upgrades. In addition, tenant improvements to the first floor will include constructing an evidence locker and office for the police department and storage space for the fire department and the city.
Project Update:	The life safety work began on March 19, 2024. The fire extinguishers have been certified, the building sprinkler system has been inspected and certified, and the elevators have been inspected and approved by the State. The IT room dry sprinkler system is scheduled for inspection the week of April 22. The fire alarm system is expected to be upgraded beginning April 5, provided the back-ordered parts are delivered as promised by the manufacturer. The construction plans for the first-floor improvements were electronically delivered on March 5, 2024, and are being priced by the GC. The gate access control system was brought online on March 22, 2024. The building security system will be replaced the week of April 8, 2024. The background painting for the exterior signage is expected to begin on April

5, 2024. The sign is being manufactured and will take six weeks to complete. The interior painting and branding will start on April 12, 2024. Siemens Industry, Inc. will install four level two chargers, which are scheduled to begin the week of April 15, 2024.

Southwest Arts Center

915 New Hope Road, SW, South Fulton, GA 30331

Facility Upgrades & Repairs

Phase 1 consists of capital improvements and repairs, including installing new water fountains, electrical maintenance, finish upgrades, and minor carpentry.

Phase 2 – Replacement of chiller #2 and HVAC upgrades of the studio building's systems.

Phase 3 –Complete and comprehensive renovation of the theater building.

The water fountain was installed in March.

Project Update:

The site is the second pilot location selected to install electric vehicle charging stations, which will begin the week of April 8, 2024. As with the administration building, Siemens Industry will also install the four charging stations at this location.

District Information:

District 2

Council Person:

Carmalitha Gumbs

Facility Name:

Wolf Creek Amphitheater

Facility Address:

3025 Merk Road, College Park, GA 30349

Project Name:

Amphitheatre Upgrades

Project Description:

A two-phased repair and upgrade, as outlined below.

Phase 1:

Renovation of the Upper & lower-level restrooms,
Renovation of the Greenrooms behind the stage,
And renovate the VIP Pavilions(skyboxes).

VIP Rentals (Sky boxes)

- Repair and Paint walls.
- Replace HVAC Units.
- Replace sliding doors.
- Replace (4) Awnings.
- Repaint (concession booths).
- Replace lighting with LED (concessions booths).

Upper/Lower Restrooms

- Paint Restrooms.
- Change Lighting to LED.
- Replace Mirror.
- Painting of Concrete Flooring.

Greenrooms/Dressing Rooms

- Repair and Paint walls.
- Replace flooring.

Phase 2:

Parking Lot Resurfacing. Cold milling of existing asphalt.

- Application of 1 1/2" of new wearing coat of asphalt.

Project Update: Restriping of three lots: guest, rear stage, and restroom building. The City Council approved the project's \$709,598 total cost on March 26, 2024. After contract execution, the work is forecasted to begin the week of April 15, 2024.

Est. Start: Lichty Commercial Construction is pricing the stage & greenroom renovations. We expect their estimate the week of April 15, 2024.

District Information: **District 3**
Council Person: **Hellen Willis**
Facility Name: **Welcome All Recreation Center**
Facility Address: 4255 Will Lee Road, South Fulton, GA 30349.
Project Name: Welcome All Pool and HVAC Repairs
Project Description: Pool and pump repairs with routine maintenance agreement. HVAC replacement with routine maintenance. The project will be executed in two tasks via a contractor-subcontractor agreement.

Task 1: Pool Pack Replacement. To be completed by Paryani Real Estate, LLC

- Demolish and Remove the Existing HVAC System
- Install New Up-sized HVAC System
- Install a New Dehumidification System

Task 2: Pool and Pump Repairs will also be completed by Paryani Real Estate, LLC

- Main and side pool filter replacement
- Replacement of pool gutter system and grates.
- Replumbing of the main pool pump room
- Replacement of slide pool flow meter and replumbing of pump room piping.
- Replacement of missing or broken white goods and fittings for both pools.
- The broken surge modulating tank float valve was replaced in the main pool.

Project Update: The work is scheduled to begin April 18, 2024.
The work is scheduled to begin on April 18, 2024.

Project Name: **South Fulton Tennis Center Lighting Repair**
Facility Address: 5650 Mason Road, Atlanta, GA
Project Description: Repair vandalized light poles that were damaged by copper theft.
Project Update: Georgia Power and It's Electric completed most of the light repairs in March 2024. However, three light poles have yet to be repaired because parts are on backorder. As of April 1, 2024, It's Electric indicated that they expect the replacement parts to be in by April 5, 2024, and they would return to the site to complete the repairs.

District Information: **District 4**
Council Person: **Jaceey Sebastian**
Facility Name: **Wilkerson Mill Park**
Facility Address: 8095 Wilkerson Mill Road, South Fulton, GA
Project Name: Parking Lot Paving

Project Description: The existing parking lot, which is currently surfaced with crush-and-run, will be paved. The project will also include repairing selected sections of sidewalks.

Project Update: During the March 26, 2024, regular meeting, the Council approved the project's total cost of \$460,024.56, including contingencies. The work will take two weeks to complete after the contract is executed and the notice to proceed is issued.

Facility Name: **Cedar Grove Park**
Facility Address: 7375 Rivertown Road, South Fulton, GA
Project Name: Cedar Grove Outdoor Pool
Project Description: Design & Construction of an Outdoor Pool w/Splash Pad.
Project Update: The project is being priced by Lichty Commercial Construction, one of the State Contractors the council approved during the meeting on March 26. The site survey is scheduled to be completed in mid-May.

Facility Name: **Fire Station Number 6**
Facility Address: 6720 Cedar Grove Road, South Fulton, GA
Project Name: Fire Station Renovation
Project Description: The fire station's complete, comprehensive interior renovation. The renovation will also include adding a new parking lot, sidewalks, driveways, and entrances and expanding the existing surface detention pond. The project is being completed under a design-build contract issued to Paryani Construction.

Project Update: The design phase was completed on March 1, 2024. The construction documents were submitted for permitting the week of March 4, 2024. The re-design of the detention pond and parking lot was completed on March 30, 2024, and is being incorporated into the construction documents. The standby generator for the facility was inspected on March 29 and was found to be undersized and in complete disrepair. A new generator and controller have been recommended for the facility. The construction phase will begin after the City issues permits.

District Information: **District 5**
Council Person: **Keosha Bell**
Facility Name: **Burdett Park**
Facility Address: 2945 Burdett Road, College Park, GA 30349
Project Name: Burdette Park Outdoor Pool
Project Description: Design & Construction of an Outdoor Pool w/Splash Pad.
Project Update: JOC Construction is pricing the project. They are one of the State Contractors the council approved during the meeting on March 26. The site survey is scheduled to be completed in mid-May.

District Information: District 7
Council Person: Linda Becquer-Pritchett
Facility Name: Jackson Music Store Site
Facility Address: 7445 Old National Highway (Jackson Music Store)
Project Name: Police Headquarters & Municipal Court Complex
Project Description: The existing Jackson Music Store will be demolished, followed by the construction of a new police headquarters building and municipal court facility. The site will also include walking trails and green space.
Project Update: The last round of reviews resulted in two minor comments from the State, which the contractor has addressed. The contractor is working to have the State conduct a quick review and approval by April 5, 2024. After receiving the state's approval, the city can issue the LDP on April 8, 2024.

CITY-WIDE INITIATIVES:

Electrification of the City's Fleet

The General Service's Fleet Division has committed to electrifying up to 30% of the city's fleet. The initiative will be funded from four sources: City funds, Georgia Power's Electric Vehicle Supply Equipment (EVSE) Programs, an Energy Efficiency and Conservation Block Grant, and an EPA Climate Pollution Reduction Grant (part of the Atlanta EV Alliance).

On March 26, 2024, the city council approved \$2,000,000 in funding to modernize and upgrade the city's fleet. \$500,000 of this amount will be used to purchase electric vehicles, including sedans, light pickup trucks, and sport utility vehicles.

Four charging stations are scheduled for the city administration building, and another four will be installed at the Southwest Arts Center. Both locations are expected to be installed in April 2024.

General Services completed and submitted eight Georgia Power EV Make Ready applications for the locations listed below:

- Old National Park- Application Number GTETRE1556105749
- Sandtown Park- Application Number GTETRE1556105829
- Trammell Crow Park- Application Number GTETRE1556105838
- Welcome All Park- Application Number GTETRE1556105843
- Mason Road Park- Application Number GTETRE1556105849
- Burdett Park- Application Number GTETRE1556105865
- Cedar Grove Park- Application Number GTETRE1556105876
- Creel Park- Application Number GTETRE1556105881

The city was awarded an Energy Efficiency and Conservation Grant by the U.S. Department of Energy in March 2024. The city is completing the Grant Documents, including the official application and energy conservation documentation supporting the program. The city's award is for \$150,000, which will be used towards purchasing four Ford Mach Es and partial funding for installing the initial eight EV Charging Stations at the city administration building and the Southwest Arts Center (four each).

The city signed a commitment letter with the Atlanta EV Fleet Alliance, led by Clayton County, Georgia, on March 27, 2024. The Alliance applied to the U.S. Environmental Protection Agency for a Climate Pollution Reduction Grant totaling \$45,059,866. The city will be a sub-awardee and receive \$5,500,000. Of this, \$3,320,000 will be used to purchase electric vehicles, \$1,680,000 will be used to install 72 Level II chargers, and a \$500,000 contingency fund is included for unforeseen costs and training.

The goals of the Alliance's program include:

1. Reduce GHG emissions by 10,484 tons of CO₂ by 2030 and 49,174 tons by 2050.
2. Reduce criteria air pollutants in low-income disadvantaged communities, with an estimated reduction of 432 kg of PM_{2.5} and 11,277 kilograms of nitric oxide.
3. Reduce hazardous air pollutants in low-income disadvantaged communities by 2,517 kg of volatile organic compounds.
4. Retire 445 aging fossil-fueled vehicles, replacing them with zero-emission EVs.
5. Installation of 273 Level II and DCFC (fast chargers) EV charges, with 20% deriving energy from solar power.
6. Building capacity for at least 70 governmental staffers, including fleet managers, public and utility workers, and other staff members in technical and management knowledge for EV fleet transitions, EV charging infrastructure development, EV repair and maintenance, and the proper use of EVs.

The proposed scope of work for the project will include:

- Technical Analysis and Transition Planning: Comprehensive assessments of existing fleets will be performed to devise optimal transition strategies and schedules for integrating EVs, minimizing service disruptions, and planning for future technological advancements. The Coalition will hire consultants to support "Newcomer" localities that need additional support in fleet transition planning and charger placement. "Trailblazer" localities that have already completed EV fleet transition planning will launch infrastructure development activities upon grant award. The city of South Fulton is considered to be a Trailblazer locality.
- Infrastructure Development for EV Charging: Identify appropriate locations for EV charging stations and implement a shared procurement strategy for installation, emphasizing compatibility and renewable energy, especially solar, to power the infrastructure.
- Procurement of Electric Vehicles: Each coalition member will select and purchase cost-effective, high-quality EV vehicles to replace the end-of-life heavy-duty, medium-duty, light-duty, passenger vehicles, etc., that fleet managers have identified as ready to be retired.
- Maintenance and Operational Training: Establish a detailed maintenance regime for the EV fleet, coupled with specialized training for fleet managers, mechanics and staff, and drivers on EV maintenance, operation, and efficiency practices.
- Monitoring, Reporting, and Continuous Improvement: Deploy a monitoring system to track fleet and infrastructure performance, using data-driven insights to refine and improve the electrification process over time—documentation of key lessons learned and knowledge sharing between localities through peer-to-peer exchanges.



CITY OF SOUTH FULTON

COUNCIL AGENDA ITEM

COUNCIL WORK SESSION



SUBJECT: Container Homes Presentation

DATE OF MEETING: 4/9/2024

DEPARTMENT: Planning

ATTACHMENTS:

Description	Type	Upload Date
Container Housing Overview	Cover Memo	4/5/2024

Shipping Containers

Pathway to a Regulatory Approval

Atelier7 Architects - 02 01 24



Tin Box

Sea Can

Trailer

Container

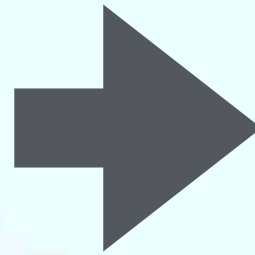
Metal Box

Storage Container

ISBU

Construction Trailer

The Vision?



Advocates Say?

Sustainable

Efficient Use of Space

Weatherproof

Steel-Strong

Fire Proof

Recyclable

Moveable (??)

Abundance of Used Boxes

Adaptive Re-use

Fast to Market

Affordable



Proponents Say?

Use Lead Based Paint

Poisonous Flooring

Chinese Steel

Unknown Shipping Contents

It's not wood

Corrugated Metal Sides

Doesn't Fit the Image of A House

Made in China



The Real Facts

ISO 9000 in 1987 standardized the Production of containers, steel requirements, paint, etc.

The floor are treated with a pesticide and it is easier to encapsulate than to remove the floors

The modules can support 300 times the weight of wood framed housing

It has natural service life on the sea of 15-25 years, as a building module it can last for decades.

It is not really cheaper, its simply a faster building process, especially if done within a factory.



So what are the real hurdles to

The Obstacles

1. Regulatory
2. NYMBYISM
3. Bank Financing and Appraisals
4. Flexibility and Adaptability
5. Logistics

Regulatory

1. Zoning Prohibits the Use of Containers - Prescriptive Regulations

a. FALSE. Unless specifically noted, the container has never been in zoning because nobody envisioned people wanted to convert containers to a home or business

Regulatory

2. Building Codes Prohibits the Use of Containers

- a. FALSE.** Under the 2018 IBC Code, the use of containers falls under sections for Steel Construction and Special Construction
- b. With the introduction of the 2024 IBC Code, Shipping Containers are now part of the building code.

Nymbyism

1. What defines what a house should look like?
2. What defines what materials can be used to build a house?
3. Who should have power and control over this?
4. How do you moderate conformity?

Bank Financing and Appraisals

1. It's a Unicorn, banks are simply scared to move on something non-traditional
2. Appraisers have no reference, they think.
3. Simply put, its just a house. It has bathrooms, kitchen, living room, bedrooms, all the features of a wood or masonry framed house, but its framed in metal.
4. This is changing. Social Media is helping

Flexibility and Adaptability

1. This has always been the Achilles hill for modular work.
2. The 8 foot module can be difficult to work with
3. Creating other styled homes can be problematic

Logistics

1. Finding companies that work with containers is limited, but growing
2. Moving containers requires a crane or forklift
3. Procurement of containers and understanding good versus bad ones

So what is a solution to advance



The Industrial Building Program

Christian Poulos

Construction Codes & Industrialized Buildings Consultant

Georgia Department of Community Affairs 60 Executive Park S, NE
Atlanta, Georgia 30329

Industrial Building Program

1. State Approved Building Program for Shipping Containers
2. Rules and Regulation have been established and can be used state-wide
3. DCA has the foundational data for all cities and communities in Georgia to utilize to implement both modular and shipping container module building.
4. Once a container is taken through the IBP process, it is no longer a shipping container, it is now a MODULAR BUILDING.

Industrial Building Program

1. BMarko Structures *
2. Mahker Spaces *
3. Atelier 7 Design + Assembly **
4. Advance Modular
5. Jenco Containers
6. Cargo by K'vn
7. Lot 10 Development
8. Boxman *

* Approved IBP Vendor

** Approval Pending

Industrial Building Program

1. How does this help with cost?

By building within a factory setting, material waste, theft can be reduced if not removed. Material optimization is high, because each component has been defined and detailed.

2. How does this help with construction time?

You can obtain realistically a 30-40% overall savings in construction time.

You can save 50% of time in the permitting process using DCA and 3rd party inspection

House Bill 664

1. HB 664 - A BILL to be entitled an Act to amend Part 1 of Article 2 of Chapter 2 of Title 8 of the O.C.G.A., relating to units designed to be affixed to foundations or existing buildings, so as to provide for the construction, design, and modification of industrialized buildings and tiny houses; to provide for definitions; to provide rules and regulations regarding all industrialized buildings manufactured in the state; to provide for the adoption of codes; to provide for local authority; to provide for agency requirements; to provide for inspection requirements; to provide for manufacture and installation requirements; to provide for insignia requirements; to provide for requirements for certification of existing industrialized buildings; to provide for a short title; to provide for related matters; to repeal conflicting laws; and for other purposes.

Best Application

Light-touch Density (LTD)

Light-touch Density (LTD) represents the low-hanging fruit in zoning reform as it is useful in modestly increasing density in multiple ways:

1. In-fill: Adding additional units such as an accessory dwelling unit (ADU) or adding a second unit to an existing single-family detached lot.
2. In-fill: Tearing down existing unit and replacing with duplex, triplex, quadraplex, or townhouse.
3. In-fill: A lot split to allow increased density.
4. Greenfield: Increasing as-built density.
5. Greenfield and Infill: Increasing density by adding additional floor(s) or reducing the size of the units in a planned new apartment or condo building.

LTD needs to be combined with **Light-touch Processing** and **Light-touch Permitting**.



Precedents

1. 1906, Sears & Roebuck Company - 447 Different Models
2. 1945, Lustron Corporation - Porcelain Steel Houses
3. 1950, Techbuilt - Wood Modular
4. 1952, Levitt Homes

1. Box-a-ble (SIP Modular)
2. Clayton Homes (Wood Modular)
3. Idie Homes (Container Modular)
4. ICON (3d Printed Concrete Modular)

So why shipping container modular and how to do it?

Benefits

1. LOGISTICS - The Shipping Container Platform is the basis of our global supply chain. A container can be moved by just about any transportation format.
2. Wood Modular versus Container Modular?
 - a. Wood modular is 16ft wide and requires special DOT permission and highway/road access
 - b. Getting wood modular into some of our existing city streets is problematic
 - c. Container modular does not require any special DOT action, can be pulled or mounted on standard truck beds

Intermodal Modular

1. Container platform, but not a repurposed container. Its a new structure using the foot print and global network for distribution.
2. ADAPTABLE. It does not have to look like a shipping container. By allowing options for exteriors, the modules can adapt to community conditions.
3. VERSITILITY. Can be used for housing, business, commercial, retail, etc.
4. AFFORDABILITY. Can be designed to meet the consumers budget without having to be a one-product for all option
5. UPCYCLE. Can be upcycled to new uses.

GEMA COVID 19

Governor Kemp

44 Modules

8 Weeks

Macon + Albany

From Idea to Reality





Atlanta Homeless Shelter



Atlanta Star Plumbing



Atlanta Star Plumbing



Hermeus - Peachtree Dunwoody



Rural Affordable - LaGrange, GA



Rural Affordable - LaGrange, GA



Tell Rd Residence - Atlanta, GA



Concept Row Houses - Atlanta, GA



Wilson Residence - Atlanta, GA



Abernathy Art - Sandy Springs, GA



Thank You



CITY OF SOUTH FULTON

COUNCIL AGENDA ITEM

COUNCIL WORK SESSION



SUBJECT: 2024 Georgia Legislative Session Report

DATE OF MEETING: 4/9/2024

DEPARTMENT: City Manager

ATTACHMENTS:

Description	Type	Upload Date
A. R. Long Company 2024 Legislative Session Recap and Final Report	Cover Memo	4/8/2024



A. R. LONG COMPANY

EXECUTIVE CONSULTING | GLOBAL RELATIONSHIPS

P.O. BOX 161303, ATLANTA, GA 30321 | (404) 547-4400

ARLONGCOMPANY.COM | ANDREW@ARLONGCOMPANY.COM

To: Sharon Subadan – City Manager, City of South Fulton
From: Andrew Long – Pricipal, A. R. Long Company
CC: Mayor khalid kamau, City Council, City Clerk, City Attorney
Date: April 8, 2024
Re: Georgia General Assembly 2024 Legislative Session Recap and Final Report

2024 LEGISLATIVE SESSION RECAP AND FINAL REPORT

SINE DIE! Thursday, March 28th was the 40th and final day of the 2024 Legislative Session. Although the House and Senate traditionally gavel out at midnight, this year both chambers adjourned just before 1:00 a.m. This report will cover highlights from the FY2025 budget, notable legislation from this session, and potential study committees to be appointed in the interim.

LEGISLATION

Over this year's 40 legislative days, the Senate's 56 members introduced 257 bills and 458 resolutions, and the 180 House members introduced 669 bills and 964 resolutions. The uptick in resolutions from the prior year indicates that it's an election year (over 200 more than in 2023), but good governance policy was also addressed this session. The following highlights several policy areas the legislature sought to address, associated legislation, and where they stand post-session:

- **The City of South Fulton** – Rep. Roger Bruce (D-Atlanta) successfully passed HB 1016, local legislation creating a Public Facilities Authority for the City. In addition, the City worked in concert with Rep. Devan Seabaugh (R-Marietta) who successfully passed HB 1017, the Georgia Squatter Reform Act, that makes squatting criminal trespassing in the state. Last, just before midnight on Day 40, HB 905 failed to pass out of the House twice (in its original agree vote and reconsideration vote) due to strategic opposition behind the scenes. HB 905 was supported by the Senate President Pro Tempore Sen. John F. Kennedy (R-Macon) and carried by Rep. Matt Reeves (R-Duluth) and would have allowed deannexation of commercial property without City approval.
- **Tax Reform** – During the 2023 interim the Joint Tax Credit Review Panel, comprised of the House Way & Means Committee and the Senate Finance Committee, studied the state's tax credits, deductions, and exemptions. Early in the session, the Governor and majority leadership announced that tax reform was a priority, and the House introduced several bills based on the Panel's recommendations to meet this end. The following measures secured passage this session:
 - HB 1015 will lower the state personal income tax rate to 5.39% (retroactively effective to January 1, 2024);

- HB 1019 doubles the statewide homestead exemption from \$2,000 to \$4,000;
 - HB 1021 increases the state income tax exemption for a dependent from \$3,000 to \$4,000;
 - HR 1022 (and HB 581 the enabling legislation) would allow for a statewide property tax cap at the rate of inflation; and
 - HB 1023 will reduce the state corporate income tax from 5.75% to match the tax rate imposed on individual taxpayers (or 5.39% per HB 1015).
- **Tax Credit Reform** – The Joint Tax Credit Review Panel also recommended to revise several state tax credit programs and legislation informed by the Panel’s final report was introduced. The House and Senate held numerous hearings on measures part of the tax credit reform package, but ultimately SB 366 “Tax Expenditures Transparency Act of 2024” and HB 1192 were the only bills to achieve passage:
- HB 1180 revised Georgia’s Film Tax Credit to include an annual limit on the amount of credits that can be transferred, conditions for transferability of credits, and change criteria for the uplift and required production companies to undertake four of nine options (e.g. 50% of filming done in underutilized areas, use Georgia vendors for 20% of postproduction, 50% of crew be Georgia residents, etc.), among other things.
 - HB 1182 revised the state’s Low Income Housing Tax Credit and would have divided it into a tiered system. Currently it is the only state dollars that are put toward affordable housing. HB 1182 aimed to cap state credits to 50% of any federal low-income housing tax credit awarded, but excepted developments in “targeted communities.” The bill sponsor stated they support affordable housing, but also wanted to reduce the liability for taxpayers.
 - HB 1192 prohibits the issuance of certificates for the state sales tax exemption for high-technology data center equipment from July 1, 2024 to June 30, 2026 and create the Special Commission on Data Center Energy Planning. Several legislators testified in opposition on behalf of data centers in their community and others stated that this “changes the rules at halftime” for this industry. The bill sponsor stated that this was a mere “pause” on certificates, but the bill does not guarantee that it will resume after the hold.
 - SB 366, if signed, will require annual cost estimates to be presented along with appropriations legislation, require the Department of Audits and Accounts to complete at least 12 economic analyses, and require the House Ways and Means and Senate Finance Committees to review all economic analyses each year.
 - SB 349 turned into a House Rules Committee substitute and was stripped on sine die and replaced with language relating to several tax credit reform bills: HB 1180, reducing the aggregation amount from \$10 million to \$5 million and a trigger to hit the 2.5% limitation on annual transferability and attaches it to the RSR; HB 1182, adding disabled persons as a preferential group; and HB 1192, changing the structure of the Commission. The Senate did not subsequently consider this version of the bill and it failed to pass.
- **Certificate of Need (CON) Reform** – Over the 2023 interim, the House Study Committee on CON Modernization and the Senate Study Committee on CON Reform held meetings across the state and identified revisions that many industries deemed as barriers to entry. HB 1339 was introduced based on the House committee’s findings and now awaits the Governor’s signature. The bill increases the Rural Hospital Tax Credit cap and creates a Comprehensive Health Coverage Commission to advise the Governor, General Assembly, and DCH on healthcare access and quality for low-income and uninsured Georgians. HB 1339 also reforms numerous facets of CON laws, including permitting different specialties of physicians to practice together in the same group or share the same office space; removing several thresholds for capital expenditures such as the \$10 million limit for hospitals and the \$3 million

cap for diagnostic, therapeutic, and imaging equipment; and exempting new or expanded psychiatric or substance abuse inpatient programs and birthing centers.

- **School Choice** – SB 233 was introduced last session, but was turned into an omnibus school choice bill by the House Speaker Pro-Tempore Jan Jones who carried the House substitute. This version of SB 233 is awaiting the Governor’s signature and provides the following:
 - Creates promise scholarship accounts to be funded by the state that a student’s parents could use up to \$6,500.00 per school year for qualified education services. Eligible Georgia students must be zoned to a school performing in the lowest 25% (unless the student is entering kindergarten) with priority to be given to students whose parents earn 400% or less of the federal poverty rate. The amount available for these scholarships are subject to General Assembly appropriations and are limited to 1% of the total QBE budget (the funds are not drawn from QBE). The Georgia Promise Act program will be available for the 2025-2026 school year and stand repealed June 2035, or 10 years after the Authority is set up and scholarships are utilized.
 - Creates the Georgia Education Savings Authority under the Student Finance Commission to manage the funds from promise scholarship accounts.
 - Codifies the cumulative teacher pay raises since 2019, totaling \$6,500, by updating QBE weights (current law only permits 1.5% variance per QBE weight and the raises exceed this for the five special education categories, gifted, and ESOL).
 - Permits public schools to utilize state capital construction dollars for pre-K construction, renovation, and improvements to encourage pre-K expansion.
 - Permits inter-system student transfers and requires DOE to create a procedure for such transfer. The tuition amount that the receiving school system could charge is capped to no more than the local share, the average of the receiving school system.
 - Permits S-Corps to participate in the Georgia Foundation for Public Education Tax Credit. Currently, only individuals are permitted to donate. It also adds another \$10 million to the tax credit that may only be utilized by schools performing in the lowest 25% of all Georgia schools.
- **Election Reform** – Over the past several years, the legislature has worked to refine and retune elections procedures in the state to enhance security and promote confidence in the state’s elections. The following bills relate to election reform and are awaiting the Governor’s signature:
 - HB 974 would require the Secretary of State to develop a pilot program for auditing paper ballots by using human-readable text instead of QR codes. A Senate Ethics Committee substitute incorporates HB 976, requiring that ballots used in optical scan voting systems use paper with a visible watermark security feature, and HB 977, expanding the number of elections subject to risk-limiting audits and specifications for such audits.
 - SB 189 would eliminate QR codes on ballots and require text portions of ballots be counted for vote tabulation. This bill was also amended on sine die by a House Rules substitute to include HB 976 (*above*) and strengthens ballot chain of custody requirements (HB 17). House Speaker Pro-Tempore Jan Jones also noted that SB 189 ensures that political parties have ballot access, revises residency requirements (if someone registers to vote in another state, county, municipality or legislative district they shall be deemed as having changed their residency), provides more specificity on voter challenges, allows for voters to request higher resolution scans of ballots than ballot images available from the Secretary of State, and allows for more flexibility on dates of local elections to fill vacancies.

- **Artificial Intelligence / Cybersecurity and Modernization / Data Protections**
 - Like most other states in recent years, the General Assembly sought to address certain harmful uses of artificial intelligence. Although the following bills had bipartisan support, they failed to achieve final passage this session. HB 986 would have made knowingly broadcasting “materially deceptive media” within 90 days of an election with the intent to deceive a felony offense. HB 988 would have created an audit of all of Georgia’s technology systems that would require the Georgia Technology Authority to inventory all systems that employ artificial intelligence prepare and annual report for the legislature. It also would have required GTA to develop and establish policies and procedures for ongoing assessment of agency systems that employ. Last, HB 1361 would have prohibited the distribution of obscene material depicting a child that was created through use of AI. The legislature will potentially see more discussion on AI, though. SR 476, which did pass, would create the Senate Study Committee on Artificial Intelligence and may be appointed over the interim to “examine AI technologies and their current and future use in this state.”
 - The budget is another form of a policy directive and where the legislature appropriates funds indicates their priorities. In the AFY2024 and FY2025 budgets, modernizing systems to create efficiencies and increase cybersecurity were priorities in many ways. In the AFY2024 budget, over \$150 million was appropriated for GTA’s Technology Empowerment Fund to update several legacy systems across agencies. In the FY2025 budget, GTA was also instructed to use \$24 million to enhance and standardize cybersecurity services in executive branch agencies.
 - In addition to enhancing cybersecurity protections for state systems, data protections for citizens were also a priority for some in the legislature. SB 473 the "Georgia Consumer Privacy Protection Act" would have created protections for the privacy of consumer personal data and required controllers of consumer data (e.g. any website requesting consumer data) to promptly respond to consumer requests regarding their data. The Act was also added to HB 498, but both failed to pass.
- **Sports Betting** – SB 386 and SR 579, the accompanying resolution for constitutional amendment, passed out of the House Education Committee the day before sine die, but failed to make it out of the House Rules Committee for final passage. Under this legislation, the Georgia Lottery Corporation (GLC) would oversee sports betting in the state and that all revenues go towards educational purposes defined by the constitution (under SR 579): 15% of the first \$150 million to the Responsible Gaming Fund to provide programs and supports for individuals relating to problem betting or gambling, and 85% of the first \$150 million to the Education Opportunity Fund for voluntary Pre-K. SB 386 also would have setup the licensing structure and costs, enumerated bettors prohibited from placing a wager on a sporting event or platform, and outlined responsible gaming initiatives, including educating potential bettors on the methods and types of bets and warning signs of problem gaming, funding responsible gaming campaigns, utilization of self-limiting tools, development of advertising guidelines so they are not targeted to minors or contain themes appealing to problem gamers, etc.
- **Hemp** – Just before the Senate adjourned on Day 40, they agreed to the House substitute to SB 494 the 'Georgia Hemp Farming Act' which provides consumer protections for hemp products. Leader Chuck Efration presented that House substitute to SB 494 also contains SB 437 and HB 458 and that the House worked with the Department of Agriculture on this version. SB 494, once signed, would ban the sale of hemp products to those under 21, limit sales to being 500 feet away from schools, clarify that certain hemp products are illegal, provide regulations for retail, wholesale, and manufacturers of consumable hemp products, require a certificate of analysis to be placed on consumable hemp products, and provide random testing.
- **Miscellaneous** – Although the House and Senate don’t always see eye to eye, it was assumed they might put their differences aside to designate the state bread, state greens, state dipping sauce, and state crustacean. HB 1048

would have designated cornbread as the official state bread citing its “stature in Georgia history and culture,” but was replaced with language to create the Georgia State-wide Music Office Act and failed to pass. HB 1278, introduced after HB 1048, would have designated collard greens as the official state greens and potlikka as the official state dipping sauce of the official state bread. However, the legislature was too busy getting HB 1341 over the finish line to designate white shrimp as the state crustacean, and thus failed to designate a state dipping sauce. White shrimp were cited as providing “significant economic, cultural, and environmental benefits to Georgians” and as “an important part of the culture of coastal communities.”

BUDGET

The Fiscal Year 2025 budget was set by a revenue estimate of \$36.1 billion, which is an increase of \$3.7 billion or 11.4% over the original FY2024 budget. Senate Appropriations Chairman Blake Tillery emphasized the fiscally conservative spends in this budget, while House Chairman Matt Hatchett noted that improving agency customer service was a priority. The following highlights funding measures from the Conference Committee Version of the FY2025 budget:

General Government / Human Capital

- **Cost-of-living Adjustments** – 4% cost-of-living adjustment (COLA) for state employees (not to exceed \$3,000) (totaling \$260 million). This is in addition to targeted salary adjustments to recruit and retain critical positions in certain agencies.
- **Cybersecurity Services / Technology Upgrades – Georgia Technology Authority (GTA)** – GTA was instructed to utilize \$24 million (an extra \$15 million plus a directive to use \$9 million in existing funds) to enhance and standardize cybersecurity services provided to executive branch agencies. The funding will be used for a security operations center, standardizing and improving state cybersecurity policies, and for consultants to conduct an audit of executive branch agencies. **Department of Driver Services (DDS)** – \$1.9 million for cloud server migration and annual maintenance (a continuation of the \$7.8 million in the AFY2024 budget).

Customer Service Improvements

- **Office of the Commissioner of Insurance** – \$1.28 million was provided for addition positions, inspectors, and vehicles to address inspection backlogs for construction, manufactured housing, and elevators.
- **Department of Labor (DOL)** – Directive for DOL to use \$1.95 million in existing funds and around \$450,000 to address unemployment insurance appeals hearing case backlog and improve customer service.
- **Department of Revenue (DOR)** – Around \$3.3 million in funding to renew a contract with the Georgia Correctional Industries for vehicle tag production and \$411,554 for tax examiner positions to work with newly delinquent taxpayers.
- **Secretary of State** – \$1.5 million for the Professional Licensing Boards Division for 17 temporary staff positions to address license application and appeals backlog; \$405,434 for four criminal investigators to address the increased volume of complaints to the Elections and Professional Licensing Boards; \$146,212 for investigative operations of the State Elections Board; and \$5 million for third-party ballot-text auditing technology to audit and verify the validity of any election without using QR codes.
- **Department of Community Affairs (DCA) / State Housing Trust Fund** – \$4.6 million to improve homelessness services and pursue new federal grant opportunities; \$1 million to create the accountable

housing initiative that will provide funds for organizations helping homeless individuals; and \$6 million for the Rural Workforce housing Initiative that provides funding for projects addressing current workforce housing needs.

- **Department of Natural Resources (DNR)** – \$1.4 million to fund five positions for the Environmental Protection Division’s agricultural water withdrawal permitting program and six game wardens for DNR’s Law Enforcement Division; \$4 million in one-time funds for Tybee Beach restoration; and \$458,000 for pay adjustments for part-time staff with DNR’s Parks, Recreations, and Historic Sites Division.
- **Department of Transportation (GDOT)** – GDOT’s budget was set at \$4.17 billion (with \$2.38 billion in state funding) for Georgia's transportation infrastructure. \$476 million provided for capital maintenance and \$560.2 million provided for the routine maintenance program. The Office of Planning received \$27.6 million, including \$2 million to enhance transportation planning by Georgia's metropolitan planning organizations. The Rail Program received \$13.7 million (including a \$1.2 million add to support operations of the Office of Rail to dedicate locomotive fuel sales tax revenue for purposes defined in HB 588 (2021 Session) and an additional \$102,236 for a risk-based inspection program in the State Safety Oversight Program to meet Federal Railroad Administration guidelines). ATL Authority was provided \$9.2 million (reduced by \$4 million to reflect efficiencies in commuter bus services in metro Atlanta, including coordination with local transit providers and streamlined options for riders).

K-12 Education

- **QBE Program** – The FY2025 budget fully funds the Quality Basic Education (QBE) program in the Department of Education with \$14.1 billion.
- **Enrollment Growth** – \$243.5 million is provided for an additional 825 students and 3,311 teachers, \$40.2 million for growth in the State Commission Charter School supplements, \$301,659 increase for charter system grants, and \$6.3 million for state completion schools (previously alternative education state charter high schools) pursuant to HB 87 (2023 Session).
- **School Safety** – \$109 million to establish School Security Grants for each school to receive \$45,000 for school safety and security infrastructure or operating expenses and school resource officers. \$362,000 is also provided for automatized external defibrillators and grants to school systems for CPR training.
- **Pupil Transportation** – \$353.5 million for pupil transportation, including \$200 million in additional funding based on updated buses and mileage and to reflect generally increased operating costs.
- **School Nutrition** – \$6.3 million in state funds was appropriated to cover the cost of breakfast and lunch for reduced-paying students and an additional \$2 million was also appropriated to reduce the price of meals for paying students.
- **Dyslexia Screening** – \$1.5 million is provided for dyslexia screening (SB 48 (2019 Session)) and universal screening (HB 538 (2023 Session)). Savings were recognized by utilizing universal screeners to also screen for dyslexia.
- **Literacy** – This budget provides \$6.1 million for regional literacy coaches at each RESA, \$1,000 supplements for literacy leads upon completing an accredited training model, and prioritized training for RESA-identified schools as needing additional literacy intervention.

- **Communities in Schools** – This program supports students academically and non-academically to improve student attendance, behavior, academic performance, retention, and graduation. It was appropriated \$2.6 million total, including one-time \$1 million funding to leverage matching grant funds for program expansion.
- **Pre-K / Department of Early Care and Learning** – During the final week of session, the Governor provided a renewed lottery estimate that was \$48 million more than anticipated. Funds were put toward reducing Pre-K class size from 22 to 20 (phased in over 4-years), increasing startup grants for new schools, funds for replenishment grants every five years, funds for Pre-K assistant teachers for pay parity to K-12 assistant teachers/paraprofessionals and moving Pre-K lead teachers to the State Board of Education salary schedule, an operating increase for private Pre-K providers, and transportation for Pre-K classes. Chairman Tillery stated that this investment will impact the state of Georgia's future economy and the return on investment will hopefully lead to more than 29% of students reading on grade level by the third grade. Almost \$9 million is also provided for the Summer Transition Program for rising Pre-K and rising Kindergarten students.
- **Employee Retirement System** – \$26.7 million is provided for a one-time benefit adjustment of about \$500 for each retired state employee. It is in addition to any COLA granted by the Board of Trustees.

Higher Education

- **University System of Georgia** – \$2.9 million that reflects a 0.8% decrease in enrollment, an increase in program costs, and a 0.2% increase in square footage.
- **The David Ralston Center for Behavioral Health and Developmental Disabilities** – The Center was appropriated \$1.5 million and will be located at the University of Georgia. Chairman Matt Hatchett noted that this center will further the House's priority of behavioral health reform initiatives and offer degrees to boost the pipeline of professionals needed in the to work in the field and serve as a clearinghouse for research and best practices.
- **Inclusive Postsecondary Education (IPSE) Grant** – The IPSE Grant program assists students with intellectual and developmental disabilities with earning a certificate while receiving support services. \$2.6 million was provided to cover tuition and fees for 176 students at schools across the state.
- **Dual Enrollment** – This budget provides \$91.3 million for the growing Dual Enrollment program that served over 52,000 students in FY2023.
- **Technical College System of Georgia (TCSG)** – TCSG is receiving \$1.9 million to fund 22 additional campus officers to serve at campus police departments. In addition, the TCSG Quick Start Program is receiving \$4.75 million to meet training obligations throughout the state.
- **High Demand Fields** – \$7.4 million is provided for increased credit hour earnings for high-demand program areas such as aviation, commercial truck driving, and nursing.

Healthcare and Human Resources

- **Department of Behavioral Health and Developmental Disabilities (DBHDD)**
 - \$3.2 million for the Macon Crisis Stabilization Diagnostic Center, the state's first crisis support center for adults with intellectual and developmental disabilities.
 - \$79.9 million to fund the NOW/COMP provider rate increase.
 - \$26.7 million for the behavioral health provider rate increase.

- \$608,000 for supports for children and adults with autism through enrichment and employment opportunities, psychiatric services, and screening.
- \$1 million to expand the Georgia Apex program to additional schools.
- \$2.5 million to expand jail-based competency restoration programs.
- **Department of Human Services (DHS)**
 - \$7 million to provide a \$3,000 salary enhancement for child support, child welfare, and elder abuse caseworkers.
 - \$8.4 million for a 3% provider increase for child caring institutions, child placing agencies, foster parents, and relative caregivers.
- **Department of Community Health (DCH)**
 - \$750,000 for startup grants for three federally qualified health centers to support primary care in Union County, a behavioral health expansion in Cobb County, and mobile dental care in southwest Georgia.
 - \$382,985 for an additional \$2,000 salary enhancement for 168 employees the healthcare facility regulation field, including nurse managers, compliance specialists, quality assurance specialists, and regulatory compliance managers.
 - \$39 million in provider rate increases for the Independent Care Waiver Program and the Elderly and Disabled Waiver Program.
 - \$15.9 million for provider rate increases in the Georgia Pediatric Program (GAPP).
 - \$141 million for skilled nursing centers reflecting 2022 cost reports.
 - Funding increases for multiple provider types serving Medicaid patients: \$5.6 million for speech therapists, audiologists, physical therapists, and occupational therapists; \$12.6 million for primary care physicians and obstetricians; \$392,173 for optometrists; and \$648,829 for independent low-volume pharmacists.
 - Funding for new services for this population: \$10.5 million for dental services; \$603,883 for acute kidney injuries to be treated in a dialysis setting; \$5.6 million for continuous glucose monitors; and \$1.1 million to implement a sickle cell managed care pilot program.
 - \$6.2 million in funds for interim one-time funding for a \$3 prescription dispensing fee for independent pharmacists from SHBP expenses (awaiting the outcome of a SHBP PBM study).
 - \$900,000 for additional loan repayment for dentists in rural areas.
- **Department of Public Health (DPH)**
 - \$908,522 to expand the visiting hematologist program to improve health outcomes of those with Sickle Cell Disease.
 - \$796,000 for outreach and breast cancer screening services.
 - \$765,528 increase in funding for the Prescription Drug Monitoring Program.
 - \$130,000 in funding for the Georgia Poison Center.
 - \$1.75 million to expand the pilot program to 10 additional counties and provide home visiting in at-risk and underserved rural communities during pregnancy and early childhood to improve birth outcome and decrease preterm deliveries and maternal mortality.
 - \$4 million to initiate a multi-year plan to stabilize the trauma network.

Public Safety / Courts

- **Law Enforcement** – \$45.9 million for an additional \$3,000 increase for law enforcement officers across 19 state agencies.
- **Georgia Department of Corrections (GDC)** – \$71.9 million for physical and pharmaceutical services for inmates; \$10.7 million in new funding to upgrade infrastructure and security technology to detect and prevent the introduction of contraband; \$60 million for facility maintenance and repairs statewide; \$10 million to bring 400 transitional center beds online at the Metro Re-entry Center; and \$3.5 million for a \$2 per diem increase for county correctional institutions.
- **Criminal Justice Coordinating Council (CJCC)** – \$12.7 million for 48 domestic violence shelters and \$2 million for 28 sexual assault centers to pay for administrative personnel and facility costs related to compliance with state standards; and \$4.3 million to provide a dedicated sexual assault nurse examiner (SANE) coordinator in 27 sexual assault centers and 21 satellite locations equipped to perform forensic medical exams.
- **Georgia Crime Victims Emergency Fund** – \$2.7 million for personal services and operating expenses associated with the fund, which is used to provide up to \$25,000 in compensation for expenses, loss of income, or support to victims of violent crime. In FY 2023, the Fund paid for 3,956 forensic medical exams, 9,900 forensic interviews of children and disabled persons, and processed over 20,000 claims for compensation.
- **Georgia Bureau of Investigation (GBI)** – \$2.5 million for targeted salary increases for specialized positions including scientists, lab technicians, evidence receiving technicians, digital forensic investigators, financial forensic auditors, and criminal intelligence analysts. \$1.7 million for GBI's crime lab to address the backlog of more than 38,000 pieces of evidence to process for chemistry, firearms, and toxicology positions. \$4.8 million to establish a new GBI Gang Task Force to combat crime in Columbus. \$680,971 in additional funding for GBI operational needs to combat crime and gang activity.
- **Attorney General's Office** – \$1.5 million to bring the staff attorney starting salary up to \$70,000.
- **Judgeships** – \$1.1 million to fund three new judgeships created in the Douglas, Houston, and Tifton judicial circuits, and \$1.1 million to annualize new judgeships in the Atlantic, Coweta, and Dougherty judicial circuits created in the FY 2024 budget.
- **Courts** – \$108,440 in new funds and transfers existing funds from the Coweta Judicial Circuit for the creation of the West Georgia Judicial Circuit for Carroll and Heard counties.

UPCOMING

From Sine Die, the Governor has 40 days to sign or veto all the bills that passed both chambers, or he can do nothing, and those bills will automatically go into effect on their specified dates. Between now and May 7th, the Governor's Office will review bills that made it through the legislative process and determine whether they will be signed. Also in the upcoming weeks, both chambers will review the resolutions that passed to create study committees and determine which targeted topics will be examined. Study committees are used to study certain issues over the interim and produce a report of recommendations to inform legislation that will be brought the following year. The following study committees are eligible for appointment:

- House Study Committee on Safety and Consumer Protection in the Tree Care Industry
- House Study Committee on Credit Card Fees on State Sales and Excise Tax and Their Impact on Georgia Merchants and Consumers
- House Study Committee on the Exchange, Storage, and Bond Coverage of Agricultural Products, Grain, and Livestock
- House Study Committee on Safety and Consumer Protection of Nicotine Vapor Products
- House Study Committee on Alternatives to Opioids for Pain Management
- House Study Committee on Assessing the Semester and Quarter Systems at USG and TCSG Institutions
- House Disaster Mitigation and Resilience Study Committee
- House Study Committee on Private Water Systems
- House Study Committee on Navigable Streams and Related Matters
- Senate Advancing Forest Innovation in Georgia Study Committee
- Senate Disaster Mitigation and Resilience Study Committee
- Senate Supporting Safety and Welfare of All Individuals in Department of Corrections Facilities Study Committee
- Senate Study Committee on Improving Family Caregiver Services
- Senate Study Committee on the Preservation of Georgia's Farmlands
- Senate Study Committee on Access to Affordable Childcare
- Senate Study Committee on Artificial Intelligence
- Senate Study Committee on Veterans' Mental Health and Housing
- Senate Safe Firearm Storage Study Committee
- Senate Rosenwald Schools Study Committee
- Senate Property Owners' Associations, Homeowners' Associations, and Condominium Associations Study Committee



CITY OF SOUTH FULTON

COUNCIL AGENDA ITEM

COUNCIL WORK SESSION



SUBJECT: Discussion: Resolution authorizing the adoption of procedures and policies for the administration of tax allocation districts

DATE OF MEETING: 4/9/2024

DEPARTMENT: City Manager

ATTACHMENTS:

Description	Type	Upload Date
COSF TAD RESOLUTION 2020 (1)	Cover Memo	4/8/2024
Fundamentals of Tax Allocation Districts - Powerpoint (3)	Cover Memo	4/8/2024

1 STATE OF GEORGIA
2 COUNTY OF FULTON
3 CITY OF SOUTH FULTON

RES-2020-038

4
5 A RESOLUTION CREATING THE CITY OF SOUTH FULTON REDEVELOPMENT
6 AREA, EASTSIDE TAX ALLOCATION DISTRICT, WESTSIDE TAX ALLOCATION
7 DISTRICT AND THE BOUNDARIES OF THE REDEVELOPMENT AREA AND TAX
8 ALLOCATION DISTRICTS; ESTABLISHING THE TAX ALLOCATION INCREMENT
9 BASE FOR EACH TAX ALLOCATION DISTRICT; ADOPTING A REDEVELOPMENT
10 PLAN FOR EACH AREA; ESTABLISHING THE INTENT TO ISSUE AND SELL TAX
11 ALLOCATION BONDS OR OBTAIN OTHER FINANCING NECESSARY TO
12 EFFECTUATE THE REDEVELOPMENT OF EACH AREA; AUTHORIZING THE
13 SOUTH FULTON DOWNTOWN DEVELOPMENT AUTHORITY TO ACT AS THE
14 REDEVELOPMENT AGENCY TO IMPLEMENT THE REDEVELOPMENT PLAN
15 PURSUANT TO THE REDEVELOPMENT POWERS LAW AND FOR OTHER
16 PURPOSES

17
18 (Sponsored by Councilpersons Reeves, Rowell, Gumbs and Willis)
19

20 WHEREAS, the City of South Fulton ("City") is a municipal corporation duly
21 organized and existing under the laws of the State of Georgia;

22
23 WHEREAS, the duly elected governing authority of the City is the Mayor and
24 Council thereof ("City Council");

25 WHEREAS, O.C.G.A. §36-44-1, *et seq.*, is known and may be cited as the
26 Redevelopment Powers Law;

27 WHEREAS, the Redevelopment Powers Law (O.C.G.A. §36-44-1, *et seq.*)
28 provides for the exercise of redevelopment powers, the adoption of redevelopment
29 plans, and the creation tax allocation districts by counties and municipalities in the State
30 of Georgia;

31 WHEREAS, the purpose of the Redevelopment Powers Law is to improve
32 economic and social conditions within substantially underutilized, as well as
33 economically and socially depressed urban areas that contribute to or cause
34 unemployment, limit the tax resources of counties, municipalities and consolidated
35 governments while creating a greater demand for governmental services, have a
36 deleterious effect upon the public health, safety, morals and welfare, and impair or
37 arrest the sound growth of the community;

38 WHEREAS, pursuant to House Bill 773 (2006 GA. LAWS p. 4507, *et seq.*) as
39 approved by a majority of the voters in a referendum held on November 5, 2019, the
40 City of South Fulton is authorized to exercise the redevelopment powers as delineated
41 by the Redevelopment Powers Law;

Page 1.

42 **WHEREAS**, the City has determined that it is in the best interest of the City of
43 South Fulton and its citizens, and that redevelopment of the Old National Corridor, Red
44 Oak District, Camp Creek Parkway and Campbellton Historic District and other portions
45 of the Redevelopment Area will best be served by the creation of a two Tax Allocation
46 District within the boundaries of the overall Redevelopment Area;

47
48 **WHEREAS**, the City Council held public hearings at the meeting of October 27,
49 2020, duly noticed and published as prescribed by law and as set forth in the minutes of
50 said meeting. The purpose of the meetings was to receive suggestions and comments
51 on the proposed redevelopment plan and tax allocation district;

52
53 **WHEREAS**, the City of South Fulton desires to adopt the South Fulton
54 Redevelopment Plan; and create two Tax Allocation Districts: 1) Number One, known
55 as the Eastside Tax Allocation District and 2) Number two, known as the Westside Tax
56 Allocation District; and
57

58 **WHEREAS**, this Resolution is in the best interests of the health, safety and
59 general welfare of the City and its employees, residents and visitors.

60
61 **NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF**
62 **THE CITY OF SOUTH FULTON, GEORGIA, AND IT IS HEREBY RESOLVED**
63

64 **Section 1.** The City of South Fulton finds and declares that the Redevelopment
65 Area has not been subject to growth and development through private enterprise, and
66 would not reasonably be anticipated to be develop without the approval of the
67 Redevelopment Plan.

68
69 **Section 2.** The City of South Fulton finds and declares that the improvement of
70 the Redevelopment Areas, along with improvements to the City's major commercial
71 corridors of Camp Creek Parkway, Old National Highway, Red Oak Historic District and
72 Campbellton Historic Town Center are likely to enhance the value of a substantial
73 portion of real property in the district.

74
75 **Section 3.** The Redevelopment Plan is hereby approved and adopted, and
76 attached hereto as Exhibit "A" and incorporated herein by this reference, is hereby
77 adopted and approved as the Redevelopment Plan for the Eastside Tax Allocation
78 District ("TAD") and Westside Tax Allocation District ("TAD") Redevelopment Area
79 pursuant to the Redevelopment Powers Law O.C.G.A. § 36-44-1 et seq.

80
81 **Section 4.** The City of South Fulton hereby creates the Tax Allocation District
82 Number One – Eastside TAD and Tax Allocation District Number Two – Westside TAD
83 pursuant to the Redevelopment Plan and the Redevelopment Powers Law.

84
85 **Section 5.** Tax Allocation District Number One – Eastside TAD and Tax
86 Allocation District Number Two – Westside TAD are hereby created as of December 31,
87 2020, and shall continue in existence for thirty (30) years thereafter, or until all

88 redevelopment costs, including financing costs and debt service on tax allocation
89 bonds, are paid in full.
90

91 **Section 6.** The City of South Fulton hereby establishes the estimated Tax
92 Allocation Increment Base of \$3,361,570 for the Tax Allocation District Number One –
93 Eastside TAD and the estimated Tax Allocation Increment Base of \$2,296,181 for the
94 Tax Allocation District Number Two – Westside TAD. The property taxes to be used for
95 computing tax allocation increments are specified in the attached Amended
96 Redevelopment Plan and incorporated herein by this reference.
97

98 **Section 7.** The South Fulton Downtown Development Authority shall function as
99 the City's redevelopment agency to exercise redevelopment powers, as necessary, to
100 implement the provisions of the Redevelopment Plan and effectuate the redevelopment
101 of the Redevelopment Area, in accordance with O.C.G.A. §36-44-3(6). Additionally, the
102 City may partner with the South Fulton Development Authority, as necessary, to
103 implement the provisions of the Redevelopment Plan and effectuate the redevelopment
104 of the Redevelopment Area, as allowed by law.

105 **Section 8.** The Council intends to authorize issuance of tax allocation bonds
106 and/or obtain commercial bank financing and/or commit available or future revenues
107 and to use the proceeds of any tax allocation bonds or financing or revenues for any
108 and all eligible uses including, without limitation, costs of issuance of the tax allocation
109 bonds or commercial financing; capital costs of public and private improvements,
110 including but not limited to buildings, streets, bridges, utilities, storm and sanitary
111 sewers, sidewalks and streetscapes, parking facilities and parks; professional services
112 costs, including fees for architectural, engineering and environmental services; real
113 estate assembly; and such other uses deemed necessary pursuant to provisions of the
114 Redevelopment Plan and the Redevelopment Powers Law, as it has been and may
115 hereafter be amended.
116

117 **Section 9.** The property proposed to be pledged for payment or as security for
118 payment of tax allocation bonds will include the positive ad valorem tax allocation
119 increments from ad valorem taxes levied on all taxable real property within the
120 boundaries of Tax Allocation District Number One – Eastside TAD and Tax Allocation
121 District Number Two – Westside TAD

122 **Section 10.** The South Fulton City Council requests that the Fulton County Tax
123 Commissioner and Tax Assessor take all appropriate measures to identify tax parcels
124 within the Tax Allocation District Number One – Eastside TAD and Tax Allocation
125 District Number Two – Westside TAD upon the tax digest and authorizes the City's
126 Finance Director to allocate all positive tax allocation increments, and to establish a
127 Special Fund for the accrual of tax allocation increments as provided by the
128 Redevelopment Powers Law, as it has been or hereafter may be amended.

129
130

131 **Section 11.** It is hereby declared to be the intention of the City Council that: (a)
132 All sections, paragraphs, sentences, clauses and phrases of this Resolution are or
133 were, upon their enactment, believed by the City Council to be fully valid, enforceable
134 and constitutional (b) To the greatest extent allowed by law, each and every section,
135 paragraph, sentence, clause or phrase of this Resolution is severable from every other
136 section, paragraph, sentence, clause or phrase of this Resolution. No section,
137 paragraph, sentence, clause or phrase of this Resolution is mutually dependent upon
138 any other section, paragraph, sentence, clause or phrase of this Resolution (c) In the
139 event that any phrase, clause, sentence, paragraph or section of this Resolution shall,
140 for any reason whatsoever, be declared invalid, unconstitutional or otherwise
141 unenforceable by the valid judgment or decree of any court of competent jurisdiction, it
142 is the express intent of the City Council that such invalidity, unconstitutionality or
143 unenforceability shall, to the greatest extent allowed by law, not render invalid,
144 unconstitutional or otherwise unenforceable any of the remaining phrases, clauses,
145 sentences, paragraphs or sections of the Resolution.
146

147 **Section 12.** The City Attorney and City Clerk are authorized to make non-
148 substantive editing and renumbering revisions to this Resolution for proofing,
149 codification, and supplementation purposes. The final version of all resolutions shall be
150 filed with the City Clerk.
151

152 **Section 13.** The effective date of this Resolution shall be the date of adoption,
153 unless provided otherwise by the City Charter or state and/or federal law.
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176

by
Dentons US LLP

What is a Tax Allocation District?

- A Tax Allocation District or “TAD” is a tool used to provide tax-exempt financing for infrastructure and other redevelopment costs in blighted, less desirable or underutilized areas.
- Local governments continue to receive property tax revenue on value of property digest at time of TAD creation.
- Increased property tax revenues resulting from new development are used to finance redevelopment costs, including debt service on revenue bonds.

What Types of Properties or Areas are Eligible for Inclusion in a TAD?

- A blighted or distressed area with substandard or obsolete buildings, deteriorating structures, pervasive poverty, or environmental contamination.
- A deteriorating area experiencing economic decline with older structures, high vacancy rates, substandard housing, or inadequate utility, transportation, or transit infrastructure.
- An area with inadequate infrastructure such as inadequate roadways, bridges, pedestrian access or public transportation.

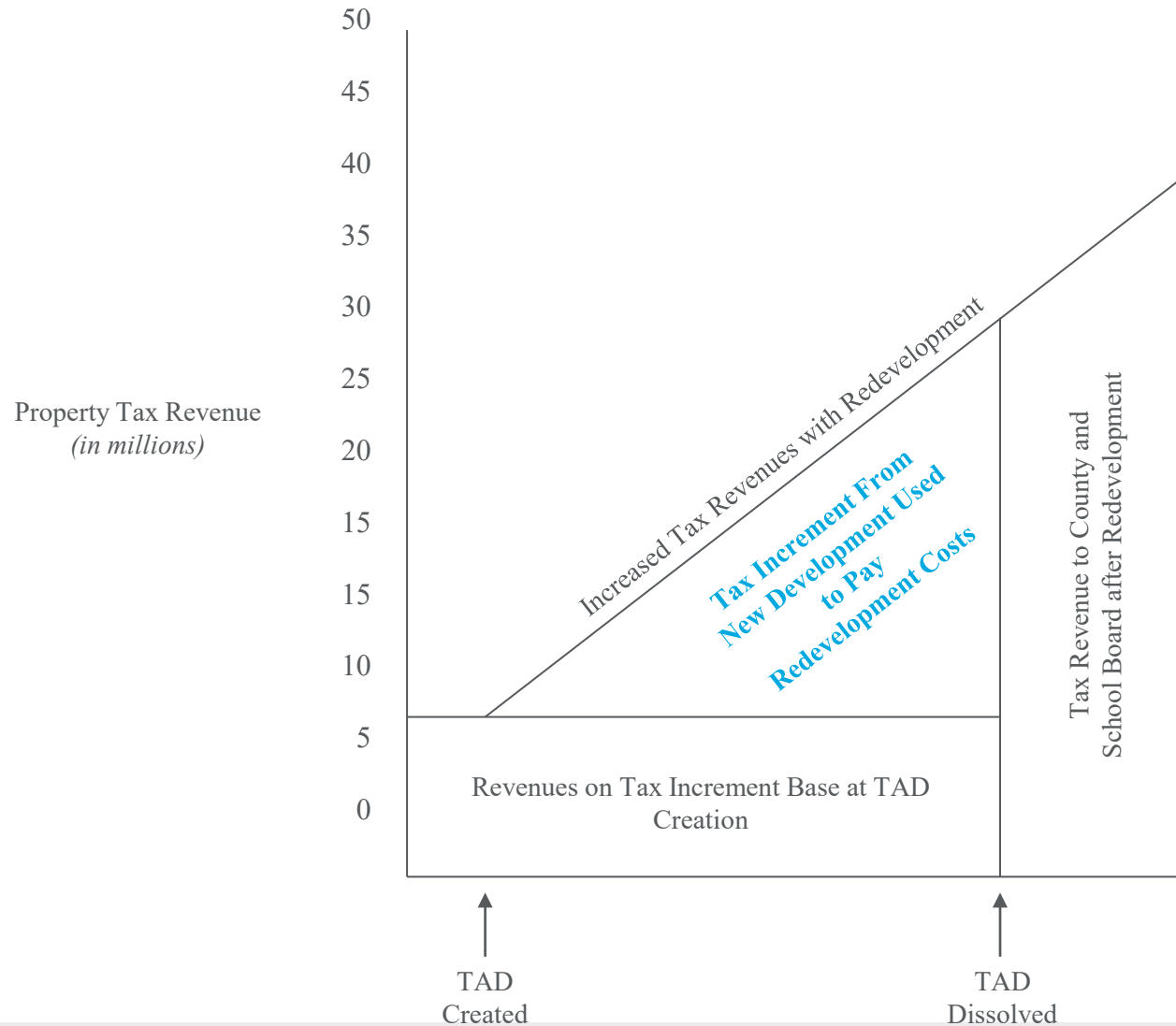
How Does a TAD Work?

- City or a County designates a redevelopment area and adopts a redevelopment plan.
- Base property tax digest is established for the TAD.
- School Board, and if the City creates a County, may consent to include its respective increment from the TAD area.
- Increased property tax revenues resulting from new development are placed into a “special fund” to pay redevelopment costs, including debt service on TAD bonds.
- Local governments receive full increased tax revenues once bonds are retired.

How is a TAD Created?

- Adopt local bill and hold referendum (one time only).
- Identify eligible area and prepare redevelopment plan.
- Advertise and hold public hearings.
- Adopt redevelopment plan and create TAD. May designate a redevelopment agent.
- Obtain state certification for base value of digest and set up special fund.
- Obtain School Board consent – (School participation reauthorized by 2008 Constitutional Amendment and 2009 re-enactment of Redevelopment Powers Law.)

How is the TAD Increment Created?



How May the Tax Increment be Used?

- To pay Redevelopment Costs:
 - Capital and soft costs of redevelopment (public or private)
 - Land assembly
 - Organizational and professional services costs
 - Debt service on TAD bonds
 - Capitalized interest

How Does a Developer Obtain Reimbursement from TAD Funds?

- Costs must be eligible redevelopment costs.
- Direct reimbursement from increment as it accrues in the Special Fund

or

- Reimbursement from proceeds of TAD bonds.
- Terms of reimbursement and scope of work set forth in a Development Agreement.

What are the Advantages of Creating a TAD to Stimulate Redevelopment?

- Not a property tax abatement.
- Not a property tax increase.
- Significant leverage of public and private investment.
- Recognized financing instrument.
- Not a “general obligation” debt of the County, School District, or any other governmental entity.
- No loss of current property tax revenue.

How Have TADs Been Used By Cities and Counties in Georgia?

- Since passage of the Redevelopment Powers Law in 1985, cities and counties in Georgia have used TADs to stimulate economic redevelopment.
- At least 48 TADs have been created in Georgia from Gainesville to Albany.
- The Redevelopment Plans for all Georgia TADs collectively forecast more than \$18 billion in private investment.

How Have TADs Been Used (continued)?

- Some TADs have been used to finance infrastructure for specific development projects – **Atlantic Station, Camp Creek, Lakeside-Acworth, Clayton County-Ellenwood, Princeton Lakes.**
- Other TADs have been created to finance costs for multiple projects in large area – **Westside-Atlanta, Eastside-Atlanta, Perry/Bolton-Atlanta, Riverwatch-Augusta.**

How is a TAD Bond Issue Structured?

- Scope of project/firm development commitments/construction values and schedule.
- Feasibility, market absorption studies.
- Projected increment.
- Sizing of bond issue/determination of net proceeds.
- Debt coverage ratio and capitalized interest.
- Usually unrated, tax-exempt.
- Conservatively sized.
- TAD Bonds are marketed to sophisticated (institutional) investors.

What Parties, Consultants and Advisers Are Needed for a TAD Bond Issue?

- Bond counsel
- Underwriter and counsel
- Market feasibility consultant
- Fiscal consultant
- Developer and counsel
- County Attorney and Finance Director/Financial Advisor
- Redevelopment Agent
- Trustee

What are the Protections for the Issuers of TAD Bonds?

- 10 percent digest limit on TADs.
- No pledge of general fund revenues.
- Conservative bond structuring.
- Continued growth in TAD area after bonds are sold.
- Development Agreement

Questions?

Steve Labovitz

404-527-4360

Steve.Labovitz@dentons.com

Sharon A. Gay

404.527.4676

Sharon.Gay@dentons.com

Dentons US LLP

303 Peachtree Street, N.E.

Suite 5300

Atlanta, Georgia 30308-3265

Dentons is the world's largest law firm, delivering quality and value to clients around the globe. Dentons is a leader on the Acritas Global Elite Brand Index, a BTI Client Service 30 Award winner and recognized by prominent business and legal publications for its innovations in client service, including founding Nextlaw Labs and the Nextlaw Global Referral Network. Dentons' polycentric approach and world-class talent challenge the status quo to advance client interests in the communities in which we live and work.

© 2017 Dentons. Dentons is a global legal practice providing client services worldwide through its member firms and affiliates. This publication is not designed to provide legal advice and you should not take, or refrain from taking, action based on its content. Please see dentons.com for Legal Notices.