



City of Fairburn Council Meeting

Agenda - Zoom

February 14, 2022, at 7:00 pm

Dial (646) 558-8656

Meeting ID 731 291 3121

Electronic Device

<https://bit.ly/3FDfMto>

The Honorable Mayor Mario Avery, Presiding

The Honorable Mayor Pro-Tem Hattie Portis-Jones
The Honorable Linda J. Davis
The Honorable Pat Pallend

The Honorable Alex Heath
The Honorable Ulysses J. Smallwood
The Honorable James Whitmore

Mr. Rory Starkey
Mr. Tony Phillips

City Attorney
City Administrator

I. Meeting Called to Order:

The Honorable Mayor Avery

II. Roll Call:

Mrs. Deannia Ray
City Clerk

III. Invocation

Bishop Aaron B. Lackey
Temple of Prayer Family Worship
Cathedral

IV. Pledge of Allegiance

V. Adoption of City Council Minutes:

Councilmembers

January 24, 2022 - City Council Meeting Minutes (Zoom)

VI. Adoption of the City Council Agenda:

Councilmembers

VII. Public Comments: Thirty (30) minutes shall be available for public comments. Each speaker shall be limited to three (3) minutes; however, a speaker may transfer his or her three (3) minutes to another speaker, but no speaker shall be permitted to speak for more than (6) minutes; further in the event, if more than ten (10) speakers desire to speak, each speaker shall be limited to two (2) minutes and no speaker may speak more than four (4) minutes. Issues raised at this time are generally referred to City Administration for review. Responses will be provided at a later date.

VIII. Public Hearing:

Planning & Zoning

Ms. Tarika Peeks

For Mayor and Council to consider the rezoning of 18.226 acres from R-2 (Single-family residential) to R-4 (Single-family Residential). DRB Group Georgia, LLC, is requesting to rezone 18.226 acres from R-2 (Single-family residential) to R-4 (Single-family

residential) to develop an 86-lot single-family residential subdivision on Elder Street and Strickland Street.

IX. Agenda Items:

- 1. Office of the Mayor** **Mayor Mario Avery**
For Approval of Budget Amendment: Deputy City Clerk (Position Establishment)
- 2. Office of the Mayor** **Mayor Mario Avery**
For Mayor and Council to Re-Appoint Anatavia Benson to the Art Advisory Council
- 3. Office of the Mayor** **Mayor Mario Avery**
For Mayor and Council to Appoint Nancy Sanchez to the Art Advisory Council
- 4. Office of the Mayor** **Mayor Mario Avery**
For Mayor and Council to Appoint Michelle James to the Planning and Zoning Commission
- 5. Office of the Mayor** **Mayor Mario Avery**
For Mayor and Council to make Appointments for the Board of Appeals
- 6. City Clerk** **Mrs. Deannia Ray**
For Mayor and Council to discuss and approve the 2022 City Council Meeting Schedule
- 7. Utilities** **Mr. John Martin**
For Approval of Budget Amendment: Utilities Operations Manager (Position Establishment)
- 8. Planning & Zoning** **Ms. Tarika Peeks**
For Mayor and Council to approve the Project Miles Final Plat
- 9. Community Development** **Mr. Lester Thompson**
For Mayor and Council to approve Mr. Elijah Thompson as the City of Fairburn's appointment to the South Fulton CID Board
- 10. Community Development** **Mr. Lester Thompson**
For Mayor and Council to approve the Intergovernmental Agreement (IGA) between the Georgia Department of Transportation (GDOT) and the City of Fairburn for Traffic Signal Operations Programs Coordination.
- 11. Community Development** **Mr. Lester Thompson**
For Mayor and Council to approve Task Order #11 with Atlas Technical Consultants (Moreland Altobelli) for Construction Engineering and Inspection (CEI) Services on the Downtown LCI Streetscape Project
- 12. City Attorney** **Mr. Rory Starkey**
For Mayor and Council to authorize the provision of consent of the City of Fairburn, as an active member of Georgia Web, Inc., to approve GPW entering into an Asset

Purchase Agreement by and between Macquarie Capital and authorizing the Mayor to execute the same on the behalf of the City of Fairburn.

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|-------|---------------------------|--------------------------|
| X. | City Administrator Update | Mr. Tony Phillips |
| XI. | Council Comments | Councilmembers |
| XII. | Executive Session | Personnel |
| XIII. | Adjournment | Councilmembers |

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



City of Fairburn
Mayor and Council Meeting- Zoom
January 24, 2022
7:00 pm

- I. The meeting was called to order at 7:00 pm by the Honorable Mayor Mario Avery.
- II. Roll Call was taken by Deannia Ray, City Clerk with the following members present:

The Honorable Mayor Mario Avery
The Honorable Alex Heath
The Honorable Pat Pallend
The Honorable Mayor Pro Tem Hattie Portis-Jones

The Honorable Linda J. Davis
The Honorable James Whitmore
The Honorable Ulysses J. Smallwood

Also, in attendance was:

City Administrator, Tony Phillips

City Attorney, Rory Starkey

The attendance of Council constituted a quorum and the meeting proceeded.

- III. Prayer was led by Pastor Gary Taylor.

The Pledge of Allegiance was recited in unison.

- IV. Approval of City Council Minutes:

Mayor Pro Tem Portis-Jones asked for the January 10, 2022, City Council minutes be amended to reflect the correct spelling of her nephew's name. Motion to approve the January 10, 2022, City Council Minutes (Zoom) was made by Councilman Smallwood with the amendment as discussed. The second was provided by Councilman Heath.

Vote: 6-0: Motion Carried.

- V. Adoption of the Council Agenda:

Mayor Avery discussed permanently moving the public comment section of the agenda after the adoption of the city council agenda and prior to the public hearing section.

A motion was made by Councilman Heath to approve the agenda as discussed, the second was provided by Councilwoman Davis.

Vote: 6-0: Motion Carried.

- VI. Public Comments:

Mr. Warren Tillery announced himself and stated he is the lawyer representing the applicant, Trinity Fairburn, LLC. His comment is related to the plat approval on Hwy 74 and Meadow Glen Parkway. He stated that they've been before Mayor and Council a number of times over the past few months. The only feedback we received was from now Mayor Pro Tem Portis-Jones, which she asked for my client to consider subdividing the plat into two tracts rather than three. The applicant has revised the plat and with these changes, the Planning and Zoning Commission has recommended approval, and staff has verified that the plat meets requirements under the ordinance and he hopes that Mayor and Council will approve the plat when times comes for that.

VII. Public Hearing:

Planning & Zoning

Ms. Tarika Peek

Rezoning – Lennar Georgia, LLC with concurrent variance.

For Mayor and Council to consider the rezoning of 26.665 acres on Vickers Road from C-1 (Neighborhood Commercial) to R-CT (Residential Condominium Townhouse). The applicant is requesting to rezone 26.665 acres from C-1 (Neighborhood Commercial) to R-CT (Residential Condominium Townhouse) to develop 50 single-family detached lots and 112 townhouses (single-family attached) units with a concurrent variance as follows:

- Concurrent Variance 2021178: A variance from Chapter 80 Zoning, Article II, Section 80-79(f) R-CT Residential Condominium Townhouse District to reduce the lot width of the townhouse (single-family attached) units from 30' to 20'.

Mr. Greg Hecht introduced himself and thanked Council for the opportunity to present this application to the City of Fairburn. He introduced Any Chandler and Wendy Gallagher and stated that they are all representing Lennar Homes on this project, which is a longstanding national home builder since 1954. They have sixty active communities across Atlanta. Their new project is near Hwy 138 and Vickers Road, which will have single family homes and attached townhomes. The property is located on five tax parcels on the south end of Hwy 138 and about .8 miles east of Roosevelt Highway. The Advisory Board gave unanimous support for approval of the project and community outreach. There were 180 letters that were sent out to the community twice and a community meeting was also held. Engineer, Bradley Dunkle is also assisting us in which he also did the design on this work.

We are asking for a request to be rezoned from its present zoning from C1 to RCT and we are also asking for a variance on the townhome's width down from 30 feet to 20 feet. The development amenities include walking trails, pocket parks, acres of open space, five-foot sidewalks along Vickers roadside. There are fifty (50) single-family housing detached two story homes that are basically between 1800 square feet to 2300 square feet, all with two car garages. There are one hundred and twelve (112) townhomes with 1670 square feet to 1780 square feet with two story, three bedroom and two and half baths. These are consistent with neighboring properties. There will be a mixture of brick, stone, and other cement materials. There will be no vinyl on these townhomes.

The single-family housing values starts around \$320,000 and up. The townhomes will start at \$270,000.

Mayor Pro Tem Portis-Jones asked if they could share with Council some of the comments that were made by the residents and how did you modify the project based on those comments?

Engineer, Wendy Gallagher introduced herself and stated that they received more questions than concerns. They wanted to know about the buffers, questions on material being used, and road improvements. They did send out letters to the public answering all of those questions and provided that list to Ms. Peek. Ms. Peek stated that the questions were not really in opposition but the questions consisted of how many bedrooms, how many floors, is there a basement, price points, sizes of homes, what is current zoning, what is the zoning requested, is there retention and detention ponds, etc. Mayor Pro Tem Portis-Jones asked Ms. Peek to make sure that these conditional items be posted on the website for public review since it's quite extensive.

Councilwoman Davis asked if there were any concerns about restricting rentals in the HOA covenants for both the homes and townhomes. Ms. Peek stated not that she was aware of. Mr. Andy Chandler with Lennar stated that they would not typically restrict rentals in the HOA's. He also stated that they have approached this deal as a for sale community, so we would defer that to Council to decide on.

Mayor Avery asked Councilman Whitmore to speak on this issue since he has been the president of one of the most prominent subdivisions in the city. Councilman Whitmore stated that it would be advisable to limit the number of rentals. If you want to have an active community, they would like to have it less than 5%. He also stated if you do not have that threshold in there, you will end up getting people that will rent and some homeowners that may decide to move out. You will have no control of who comes into rent the properties and those rentals can have a major impact on that community. Once the builder is gone and they no longer are the declarant, it will get turned over to the homeowner's association.

Mayor Pro Tem Portis-Jones agreed about the 5% total because the one thing we want to encourage in this community is home ownership. We want stability in our communities.

Councilman Whitmore commented on the additional parking for the townhomes. He stated traditionally, when residents have friends and family over to visit and they only have a one car garage, there is nowhere to park. In his community, there is no on street parking. If we can't get four or five cars in our driveway, we must get permission for them to park on the street overnight, or they will get a ticket, or their vehicle towed away. I see this potentially happening with this Community.

Councilman Whitmore discussed the amenities offered for the townhomes and stated that he did not see a space for slides, swings and gathering places and feels they are offering "bare bones" for the price of a \$330,000 home. He would like to see a playground and a dog park. There was a brief discussion about added amenities, the walking trail, some park benches, a pocket park and added parking. Councilman Whitmore recommended the townhouses have a two-car garage but was advised that they could not offer a two-car garage on this product. Councilman Whitmore recommended Lennar to find some parking somewhere because, with their current proposal, the city will run into issues where our police department is going to be called all the time and this can be avoided if we address this in the planning stages.

Mayor Avery asked Councilman Whitmore for a recap on his recommendations to Lennar on this development other than what they were offering. They are as follows:

- Set the rental cap at 2% for single family homes and 3% for the townhouses-max 5% total
- Add a playground
- Add a dog park
- Add 20 – 25 additional parking spaces

Mayor Avery asked for a motion to approve rezoning and variance for Lennar Georgia, LLC.

Motion was made by Mayor Pro Tem Portis-Jones and the second was provided by Councilwoman Davis.

Vote: 6-0: Motion Carried.

VIII. Agenda Items

1. Office of the Mayor

Mayor Mario Avery

For Mayor and Council to consider and appoint LaVone Deavers to the Planning and Zoning Commission. Motion to appoint LaVone Deavers to the Planning and Zoning Commission was made by Mayor Pro Tem Portis-Jones and seconded by Councilman Whitmore.

Vote: 6-0: Motion Carried.

2. Office of the Mayor

Mayor Mario Avery

For Mayor and Council to consider and appoint the South Fulton Neighbor Newspaper as the legal organ of the City. Motion to appoint the South Fulton Neighbor Newspaper as the legal organ of the City for 2022 was made by Councilwoman Davis. Seconded by Councilman Smallwood.

Vote: 6-0: Motion Carried.

3. Office of the Mayor

Mayor Mario Avery

For Mayor and Council to approve a budget amendment to establish the Executive Assistant to the Mayor position. A motion was made by Councilwoman Davis to approve the budget amendment to establish the Executive Assistant to the Mayor position. The second was provided by Councilman Smallwood.

Vote: 6-0: Motion Carried.

4. Planning & Zoning

Ms. Tarika Peeks

For Mayor and Council to review the Highway 74 and Meadow Glen Parkway Final Plat. Ms. Peeks stated that the final plat was approved by the Planning and Zoning Commission on September 7, 2021, and the mayor and Council tabled the final plat on October 25th and November 8th and denied the final plat on December 13th. The applicant revised the final plat by reducing the subdivision from three (3) to two (2) tracts which require the plat to be reviewed again by the Planning and Zoning Commission and then forwarded to the Mayor and Council for final review and consideration. The Planning and Zoning Commission reviewed the final plat on January 11, 2022, and recommended approval.

After a brief discussion, a motion was made by Mayor Pro Tem Portis-Jones to approve the Highway 74 and Meadow Glen Parkway Final Plat as presented. The second was provided by Councilwoman Davis.

Vote: 6-0: Motion Carried.

5. City Administrator

Mr. Tony Phillips

For Mayor and Council to approve the Telework Policy.

Mr. Phillips stated that the City of Fairburn Teleworking Policy is designed to allow eligible employees to work from home or from another fixed location under appropriate circumstances. The overall goal is to increase employee productivity, provide a healthy environment, support employees, and provide continuity of day-to-day operations. This arrangement is intended to be a mutual benefit for the City, employee and the department. Teleworking may not be suitable for all departmental positions as some positions require in-person or on-site attendance. Teleworking is not guaranteed and will be reviewed on a case-by-case basis. Telework arrangements may be terminated by the supervisor without notice.

After review and discussion on the Telework Policy, Councilwoman Davis approved the Telework Policy as presented. The second was provided by Mayor Pro Tem Portis-Jones.

Vote: 6-0: Motion Carried.

6. City Administrator

Mr. Tony Phillips

For Mayor and Council to approve the budget amendment to establish the Assistant City Manager position. Mr. Phillips stated in order to effectively manage operations, productivity, and efficiency across all operational departments, inclusive of established policies, while ensuring sound fiscal stewardship, the Assistant City manager position is a necessity. The budget amendment presented for Mayor and Council consideration identifies a viable funding plan to establish the position and will provide definitive and measurable benefits to citizens.

After a brief discussion, Councilmember Heath made a motion to approve the budget amendment to establish the Assistant City Manager position. The second was provided by Councilman Smallwood.

Vote: 6-0: Motion Carried.

IX. City Administrator Update

Mr. Phillips discussed the memorandum he prepared to provide a summary update on current operational and policy matters. He stated that he would be available to provide additional insights and detailed information as may be requested. He discussed his current updates to include: Inclement weather plans, Fire Station 21 update, Assistant City Administrator, health insurance update, telework policy, reestablish Council work sessions, operational efficiency, and the City Administrators monthly report.

X. Mayor and Council Comments:

Mayor Pro Tem Portis-Jones welcomed City Attorney Rory Starkey and stated that she looks forward to working with him in the future. She also congratulated Ms. LaVone Deavers to the Planning and Zoning Commission.

Councilman Smallwood stated it was a wonderful meeting.

Councilman Whitmore echoed Mayor Pro Tem Portis-Jones on welcoming Attorney Starkey and Ms. Deavers.

Councilman Heath stated that he appreciated the fact we have a City Manager and appreciated what he has done for the City so far and welcomed City Attorney Starkey.

Councilwoman Davis also welcomed Attorney Starkey and the new appointee to the planning and zoning committee, Ms. LaVone Deavers.

Councilman Pallend stated there was nothing left to say. He was in agreement with his colleagues, that they have touched upon all the appropriate bases and said great things.

Mayor Mario Avery mentioned that he will bring to Council the amendment to fund the Assistant City Clerk position at which time that job will be advertised. Also, he will recommend the amendment to the City Administrators credit card limit. We had reduced the spending authority for the City Administrator however, the City Administrator needs to purchase items and financially support the needs for any unexpected emergencies, especially right now, with COVID as well as the inclement weather we are experiencing. He will also bring back a contract for the City Administrator. We will discuss and schedule a City Council

retreat around the end of April, beginning of May

XI. Executive Session: N/A

XII. Adjournment: At 8:44pm, with no further business of the City of Fairburn, the motion to adjourn was made by Councilwoman Davis and the second was provided by Mayor Pro Tem Portis-Jones.
Vote: 6-0: Motion Carried.

Deannia Ray, City Clerk

Mario Avery, Mayor



CITY OF FAIRBURN CITY COUNCIL AGENDA ITEM

SUBJECT: REZONING 2021159 DRB GROUP GEORGIA, LLC

() AGREEMENT () POLICY / DISCUSSION () CONTRACT
(X) ORDINANCE () RESOLUTION () OTHER

Submitted: 01/31/22

Work Session: 02/14/22/22

City Council: 02/14/22

DEPARTMENT: Community Development, Planning and Zoning Office

BUDGET IMPACT: None


PUBLIC HEARING: (X) Yes () No

PURPOSE: For Mayor and Council to consider the rezoning of 18.226 acres from R-2 (Single-family Residential) to R-4 (Single-family Residential).

DESCRIPTION: The applicant is requesting to rezone 18.226 acres from R-2 (Single-family Residential) to R-4 (Single-family Residential) to develop an 86-lot single-family residential subdivision on Elder Street and Strickland Street.



Tony Phillips, City Administrator



Mario Avery, Mayor

APPLICATION INFORMATION

REZONING 2021159 DRB GROUP GEORGIA, LLC

APPLICANT/PETITIONER INFORMATION

Property Owners	Petitioner
Rilla Entrekin, James Entrekin, Elizabeth and Jack Stevens	DRB Group Georgia, LLC

PROPERTY INFORMATION

Address:	294 Elder Street (09F171000670178), 296 Elder Street (09F171000670244), 0 Strickland (09F171000670137), 246 Strickland Street (09F171000670129), 260 Elder Street (09F171100670029), and 270 Elder Street (09F171100670011)
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Land Lot and District:	Land Lot 67, District 9
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Frontage:	Elder Street and Strickland Street
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Area of Property:	18.226 acres
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Existing Zoning and Use:	R-2 (Single-family Residential)
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Overlay District:	N/A
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Prior Zoning Cases/History:	N/A
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2035 Comprehensive Future Land Use Map Designation:	Town Center Mixed-Use
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MEETING AND HEARING DATES

Planning and Zoning Commission Meeting Tuesday, January 11, 2022	City Council Public Hearing Monday, February 14, 2022
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INTENT

A request to rezone 18.226 acres from R-2 (Single-family Residential) to R-4 (Single-family Residential) to develop an 86-lot single-family residential subdivision.

SURROUNDING ZONING

North: R-3 (Single-family Residential)

East: R-2 (Single-family Residential)

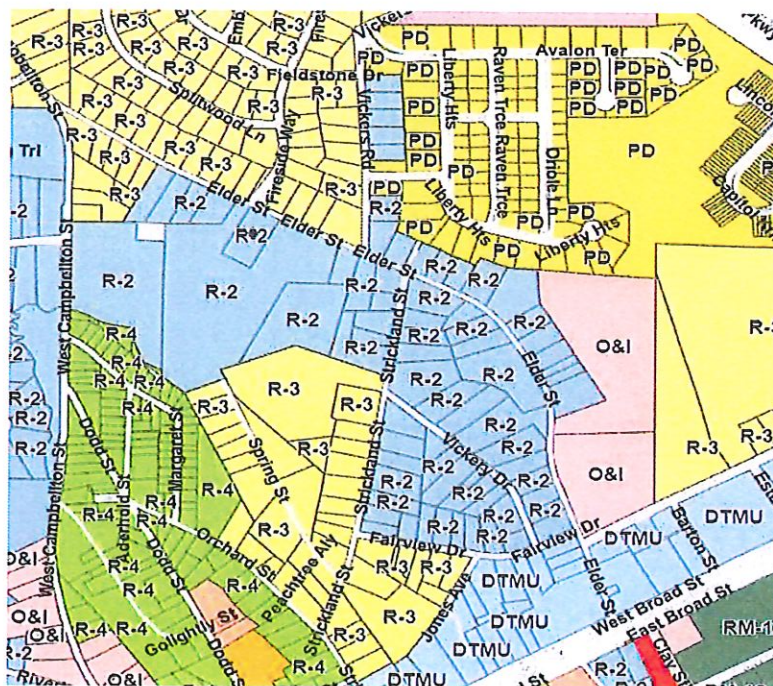
South: R-3 (Single-family Residential) and R-4 (Single-family Residential)

West: R-2 (Single-family Residential) and R-3 (Single-family Residential)

ARIEL MAP



ZONING MAP



PUBLIC PARTICIPATION

Property owners within 750 feet of the subject properties were invited to attend two (2) community meetings that were hosted by the applicant. The first meeting was held on Wednesday, September 29, 2021, at 6:30 p.m. via Zoom Video Conferencing. Based on the meeting sign-in sheet, approximately 15 property owners were in attendance. A second community meeting was held on Wednesday, November 10, 2021, at 6:00 p.m. via Zoom Video Conferencing, and based on the meeting sign-in sheet, approximately ten (10) property owners attended the meeting.

STAFF COMMENTS

Engineering/Public Works

1. Please note that when property fronting on a city street is to be developed or when the property is to be accessed from a city street, the developer shall cause to be constructed roadway improvements (pavement, signing, striping, curb and gutter, and drainage) which are required along the existing road across the entire property frontage at no cost to the city. Required improvements shall not be less than provided in these regulations for the designated street classification. [Sec. 71-37 (a)]
2. Additional street right-of-way width may be required to be dedicated at intersections or other locations fronting the property where turning lanes, storage lanes, medians, islands, or realignments are required for traffic safety and minimum right-of-way standards would be inadequate to accommodate the improvements [Sec. 71-36 (c)].
3. Acceleration and deceleration lanes shall be provided at the proposed driveway connection unless a traffic study demonstrates that the total traffic on the existing roadway is less than 2,000 vehicles per day including traffic projected as a result of the proposed development (count of existing traffic must have been made within one year of the development plan submittal date) [Sec. 71-40].
4. Turning lanes may be required by the city to meet projected traffic demand and/or safe operations, as determined by the city engineer. When provided, turning lanes shall meet the following criteria:
 - o Provide not less than 150 feet of storage length for arterial roadways. Provide not less than 100 feet of storage length for collector roadways.
 - o Provide taper lengths of not less than 100 feet.
 - o Longer storage and taper lengths may be required when traffic projections indicate they are justified. [Sec. 71-38(4)]
5. All materials, methods of construction, and workmanship for street construction shall conform to the latest edition of the state department of transportation Standard Specifications for Road and Bridge Construction, including all amendments [Sec. 71-42].
6. Sidewalks are required on all street frontages, from property line to property line. All sidewalks shall have a minimum width of five feet (unless otherwise provided in this chapter) and shall be constructed to comply with the requirements of the Americans with Disabilities Act (ADA) standards, city's development standards and be subject to review and approval by the city engineer and/or director of building. [Sec. 71-46 (a) (c)]
7. All stormwater runoff generated from a site shall be adequately treated before discharge.
8. If existing water mains and/or sanitary sewers must be extended to serve a development, the developer shall install or have installed the necessary extensions at no cost to the city under the existing city policy and procedures at plan approval time. [Sec. 71-74]
9. Site utilities serving the site shall be placed underground. [Sec. 71-72]

Fire

IFC Appendix D requires a second access road to a subdivision with over 30 homes for fire apparatus. The applicant addressed this comment by adding an emergency access on Elder Street.

Water and Sewer

Sewer is serviced by Fulton County and water is serviced by the City of Atlanta.

ZONING IMPACT ANALYSIS

A. Does the proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?

The proposed use of the subject properties for single-family detached lots is consistent with the adjacent and nearby properties. The subject properties are surrounded by single-family residential lots. Properties currently zoned R-3 (Single-family Residential) are located to the north, R-2 (Single-family Residential) properties are located to the east, R-3 (Single-family Residential) and R-4 (Single-family Residential) properties are located to the south, and R-2 (Single-family Residential) and R-3 (Single-family Residential) properties are located to the west.

B. Does the proposal adversely affect the existing use or usability of adjacent or nearby property?

Staff is of the opinion that the proposal if approved will not have an adverse impact on the use or usability of adjacent or nearby properties.

C. Does the property have a reasonable economic use as currently zoned?

Staff is of the opinion that the subject properties have a reasonable economic use as currently zoned.

D. Will the proposal result in a use that could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

Traffic Impact & Improvements

The applicant conducted a Trip Generation Study for the proposed single-family residential development. The Trip Generation Study provided the following data:

Land Use	A.M. Peak Hour			P.M. Peak Hour			24-Hour
	In	Out	Total	In	Out	Total	2-Way
86 Single-family Residential Lots	17	48	65	54	32	86	878

The proposed subdivision will generate 65 new trips in the morning peak hour, 85 new trips in the evening peak hour, and 878 new daily trips.

One full-movement vehicular access will be provided on the south side of Elder Street, aligning with Fireside Way. Two of the homes will have access on Strickland Street.

The developer will be required to conduct a traffic study to determine existing traffic operating conditions in the vicinity of the proposed development, project future traffic volumes, assess the impact of the subject development, and develop recommendations to mitigate the project traffic impacts and ensure safe and efficient existing and future traffic conditions in the vicinity of the project. The installation of deceleration lanes and turn lanes will be required at the proposed entrances to accommodate access to and from the proposed development and to meet projected traffic demand and/or safe operations unless deemed unwarranted by a traffic study. The installation of 5' sidewalks along the street frontage (Elder Street and Strickland Street) and both sides of internal streets throughout the development will be required.

Impact on Schools

The home schools for the proposed development are Campbell Elementary, Renaissance Middle, and Langston Hughes High. According to the Fulton Schools Development Impact Statement, the elementary, middle, and high schools are under the GADOE population capacity for the 2021-2022 school year. Any residential development on the subject properties would increase the baseline population numbers; however, the numbers would not increase above the GADOE population capacity numbers. The school system addresses population increases using “portable classrooms or other measures that may be needed to accommodate the instructional needs of the school,” as stated in the Fulton County School’s Development Impact Statement.

E. Is the proposal in conformity with the policies and intent of the land use plan?

The properties contained in the proposed single-family residential development are in the Town Center Mixed-Use character area. According to the 2040 Comprehensive Plan, the Town Center Mixed-Use character area includes Downtown Fairburn and the surrounding core. The development strategies for the Town Center Mixed-Use character area are:

1. Maintain the integrity of interconnected grid and pedestrian circulation
2. Historic structures should be preserved or adaptively reused wherever possible
3. New development should reflect the historical context of building mass, scale, and setbacks
4. Encourage mixed-use infill and redevelopment
5. Encourage transit-supportive residential development
6. Economic development strategies should continue to nurture thriving commercial activity
7. Enhance tree planting to include more shade trees and ornamental streetscape plantings
8. Ensure that future phases of streetscape enhancements are developed in harmony with previous efforts, as well as economic development goals of the city and the downtown
9. Encourage the development of various housing types
10. Encourage vibrant architectural designs and unique amenities
11. Promote the implementation of public art and placemaking assets
12. Promote cohesive building signage

As stated in the 2040 Comprehensive Plan (page 38), the appropriate zoning districts for the Town Center Mixed-Use character area include RM-12, RM-36, R-3, R-4, R-CT, and O&I and the appropriate uses are Mixed-Use, Civic/Institutional/Educational, Residential (all types), and Commercial/Retail/Office.

Staff believes the proposed 86-lot single-family residential subdivision conforms with the policies and intent of the 2040 Comprehensive Plan and Future Land Use Map.

F. Are there existing or changing conditions that affect the use and development of the property which support either approval or denial of the proposal?

According to the Atlanta Regional Commission (ARC), the housing supply is not keeping up with demand. The Metro Atlanta Housing Strategy, which has been coordinated by the ARC, states that the City of Fairburn’s housing strategy should consist of the following:

1. Increase Housing Supply: Reduce Development Cost and Barriers, Leverage Public Land & Establish Policies Supporting Affordable Housing
 - o Address zoning and land use code that shapes development to provide housing options, including land use options, building sizes, building materials, building forms, parking, and more
2. Promote Housing Stability: Stabilize existing residents, Promote Home Buying

- Implement supportive educational programs and financial policies for residents to stabilize their current housing.
- 3. Preserve Affordable Supply: Coordinate Across Agencies and Among Governments
 - Engage in robust coordination efforts between different levels of government and across various state and local agencies to create, manage, and maintain existing affordable units.
- 4. Develop Leadership & Collaboration on Affordability; Build Internal Resources to Address Housing
 - Expand internal capacity to address housing needs and collaborate across various industries, sectors, and organizations to create a multi-disciplinary approach to provide housing options.

Based on the calculations generated by the 2010 Census, the population of the city increased substantially, from 5,464 in 2010 to 12,950 in 2020. In 2019, the city's estimated population was 15,516. The overall growth in population accounts for a 136% increase from 2000 to 2010 and a 184% increase from 2000 to 2019. A continued increase in population is predicted with an estimated population of 21,570 people by 2040, a 37.2% increase. Residential demands are based on the population projects, therefore as the population increase, the need for housing will increase.

G. Does the proposal permit a use that can be considered environmentally adverse to the natural resources, environment, and citizens of Fairburn?

Staff is of the opinion that the proposal would not permit a use that could be considered environmentally adverse to the natural resource, environment, or citizens of Fairburn.

STAFF RECOMMENDATION

Staff believes the proposed use of the subject properties for a single-family residential subdivision is consistent with nearby and adjacent residential dwellings. Single-family residential lots, ranging from R-2 to R-4 surround the proposed development. In addition, the proposed development conforms with the 2040 Comprehensive Plan and Future Land Use Map. The rezoning of the property from R-2 (Single-family Residential) to R-4 (Single-family Residential) will not adversely affect the surrounding properties and cause detriment to the area. An increase in residential density will provide a greater opportunity to attract quality commercial development within the city, particularly in the Historic Downtown and Highway 74 corridors, and address the need for more housing.

Should the Mayor and Council decide to approve the rezoning request, staff recommends the conditions listed below. The applicant's agreement to these conditions would not change the staff's recommendations. These recommended conditions shall prevail unless otherwise stipulated by the Mayor and Council:

A. To restrict the use of the subject property as follows:

1. Single-family Residential Lots

- a. A maximum of 86 single-family residential lots with a density of 4.71 units per acre whichever is less
- b. The lot square footage shall be a minimum of 5,000 square.
- c. The minimum heated floor area shall be a minimum of 1,400 square feet.

B. To abide by the following:

1. The property shall be developed in conformity with the site plan prepared by Ashford Engineers South, LLC Bass and attached as Exhibit B. Said site plan is conceptual only and must meet or exceed the requirements of the City's ordinances prior to the approval of a Land Disturbance Permit. Any major deviation from this site plan is subject to approval by the City Engineer or designee.
2. Property maintenance shall be accomplished through a homeowner's association in which membership shall be mandatory. Such maintenance shall encompass all common areas that are not contained within the boundaries of individual lots. Such association by-laws shall be subject to approval by the City Administrator and shall be recorded with covenants that shall be subject to approval by the City Administrator.

C. To the following site development considerations:

1. Building setbacks for the single-family lots are as follows:
 - a. Front: 15 feet
 - b. Side: 10 feet
 - c. Rear: 35 feet
2. Minimum lot width:
 - a. 50 feet
3. Amenity package shall include a picnic area, benches, a pergola, walking trails, and a mail kiosk (CBU).
4. Facades of the homes shall be constructed with a combination of two or more of the following materials: fiber-cement siding, wood shake, clapboard, brick, and/or stone. The use of vinyl or EIFS (synthetic stucco) is strictly prohibited. At least 25% of the front façades shall consist of at least 25% brick or stone.
5. Two-car garages shall be provided for each single-family house. Upgraded garage doors with architectural elements shall be utilized.
6. Sidewalks on all street frontages shall be a minimum of five-foot and shall be constructed to comply with the requirements of the Americans with Disabilities Act (ADA) standards and the City of Fairburn development standard. Five-foot sidewalks shall be provided along both sides of internal streets throughout the development and shall be designed to provide inter-connectivity to amenities areas.
7. Pedestrian-scales street lighting shall be provided along both sides of internal streets throughout the development.
8. All utilities shall be installed underground throughout the development area.
9. Acceleration and deceleration lanes shall be provided at the proposed driveway connection unless a traffic study demonstrates that the total traffic on the existing roadway is less than 2,000 vehicles per day including traffic projected as a result of the proposed development (count of existing traffic must have been made within one year of the development plan submittal date)

10. Turning lanes may be required to meet projected traffic demand and/or safe operations, as determined by the City Engineer and/or traffic study. When provided, turning lanes shall meet the following criteria:
 - a. Provide not less than 150 feet of storage length for arterial roadways. Provide not less than 100 feet of storage length for collector roadways.
 - b. Provide taper lengths of not less than 100 feet.
 - c. Longer storage and taper lengths may be required when traffic projections indicate they are justified.
11. The Developer shall construct roadway improvements (pavement, signing, striping, curb and gutter, and drainage) along the existing road across the entire property frontage where required, at no cost to the city.
12. The Developer shall install a canopy or understory tree in the front yard of each single-family lot. The front and rear yards of the single-family lots shall be sodded.

ATTACHMENTS

Site Plan
Elevations
Planning and Zoning Commission Recommendation Transmittal

**CITY OF FAIRBURN
PLANNING AND ZONING COMMISSION
TRANSMITTAL OF RECOMMENDATION TO MAYOR AND CITY COUNCIL**

Date: February 14, 2022
To: Mayor and City Council
From: Elizabeth Echols, Planning and Zoning Commission Chair
Re: Planning and Zoning Commission Recommendation

AGENDA ITEM

Rezoning 2021159 DRB GROUP GEORGIA, LLC: A request to rezone 18.226 acres from R-2 (Single-family Residential) to R-4 (Single-family Residential) to develop an 86-lot single-family residential subdivision on Elder Street and Strickland Street.

Pursuant to Section 80-287 of the City of Fairburn Zoning Ordinance, the Planning and Zoning Commission recommendation to the Mayor and City Council is **APPROVAL CONDITIONAL** of the above-mentioned rezoning request.

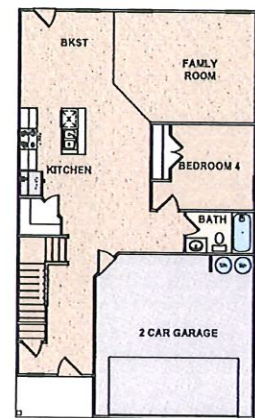
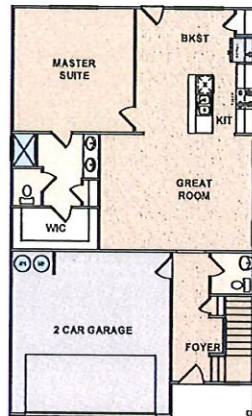
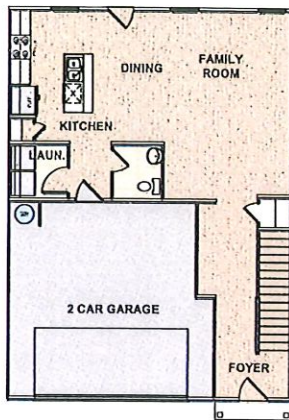
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MILLHAVEN

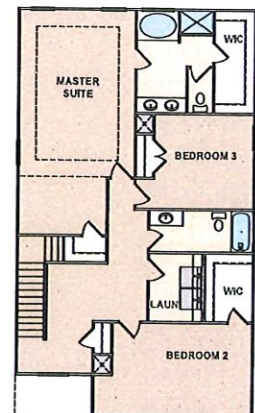
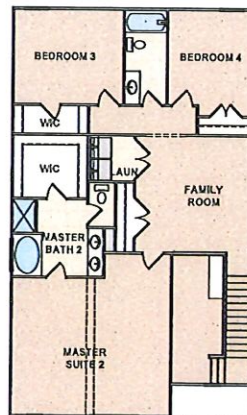
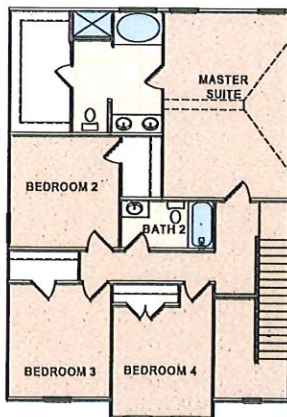
ZOEY II

NOTE: ELEVATIONS SHOWN WITH OPTIONAL FEATURES

MAIN LEVEL



UPPER LEVEL



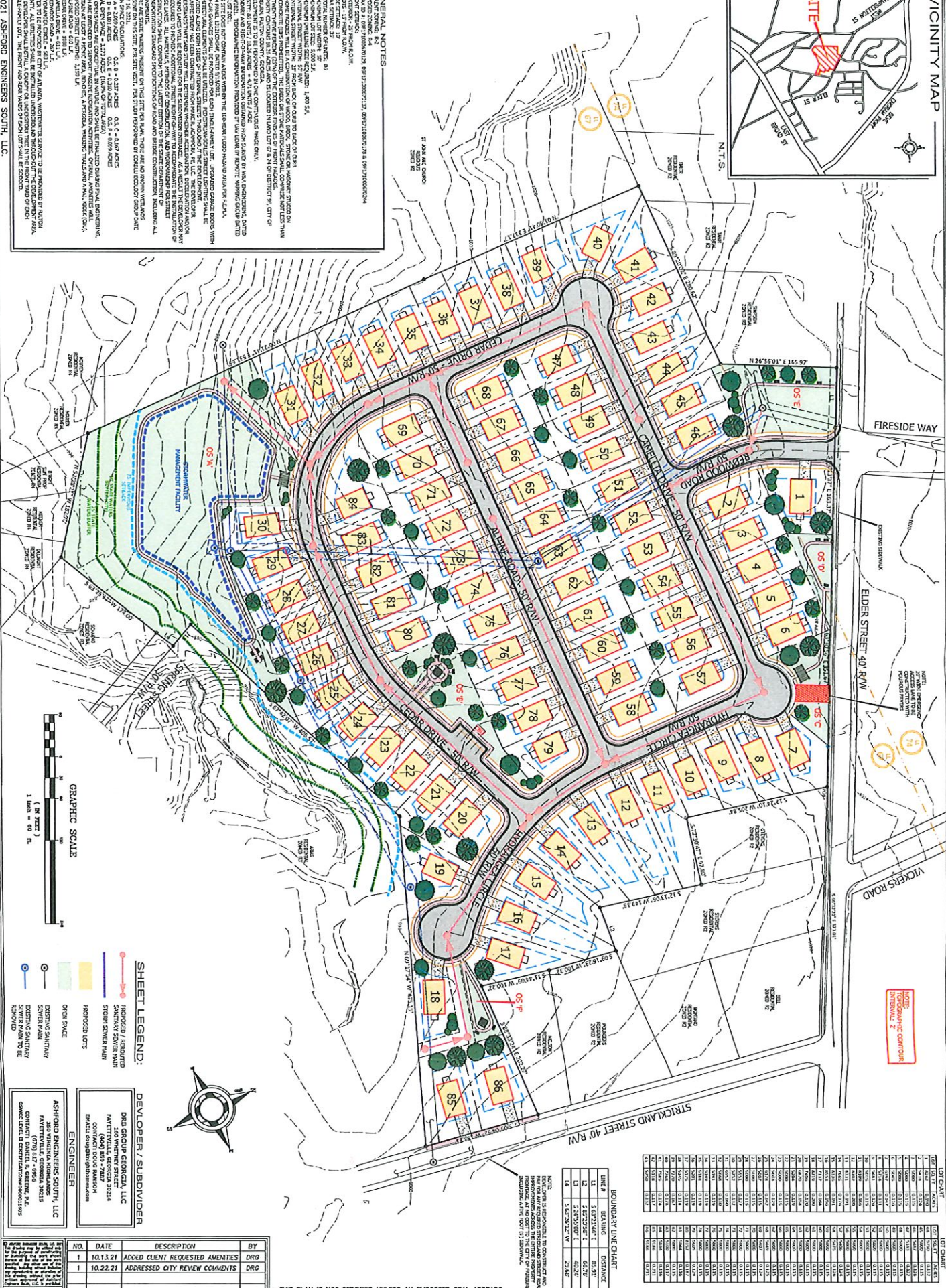
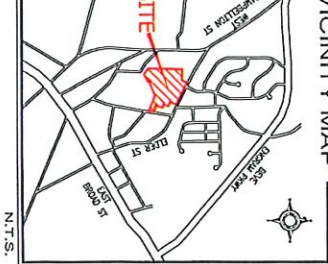
APPROXIMATE SQ. FT. 2,473

APPROXIMATE SQ. FT. 2,375

APPROXIMATE SQ. FT. 2.473



Admission Requirements: Although all students are required to pass a series of placement tests, a strong background in mathematics and science is highly recommended. Students are encouraged to begin taking math/science courses as early as possible. The right to admission is extended to students with disabilities, including students with physical disabilities, who are able to meet the minimum requirements for admission. Students should be aware that admission may vary by the program and department selected. All students are required to be U.S. citizens. Special programs are available at additional cost. The booklet is for those who plan to study and test part of a college program. For more information, contact the testing facility.



GENERAL NOTES

1. ALL LOTS SHALL BE DEVELOPED IN ACCORDANCE WITH THE CITY OF ATLANTA, GEORGIA, ZONING ORDINANCE, CHAPTER 12, ARTICLE 1, SECTION 12-1-1, AND THE CITY OF ATLANTA, GEORGIA, SUBDIVISION MAP ACT, CHAPTER 12, ARTICLE 1, SECTION 12-1-2.

2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA, GEORGIA, AND THE STATE OF GEORGIA.

3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF ALL UTILITIES AND INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT.

4. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND INFRASTRUCTURE.

5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.

6. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HISTORIC STRUCTURES AND LANDSCAPE.

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GRAPHIC SCALE

1" = 60'

0 10 20 30 40 50 60 70 80 90 100

DEVELOPER / SUBDIVIDER

ASHFORD ENGINEERS SOUTH, LLC
160 WHITTEN STREET
FAYETTEVILLE, GEORGIA 30215
CONTACT: DOUG BARNHORN
EMAIL: doug@ashfordsouth.com

ENGINEER

ASHFORD ENGINEERS SOUTH, LLC
160 WHITTEN STREET
FAYETTEVILLE, GEORGIA 30215
CONTACT: DOUG BARNHORN
EMAIL: doug@ashfordsouth.com

NO.	DATE	DESCRIPTION	BY
1	10.13.21	ADDED CLIENT REQUESTED AMENITIES	DRG
2	10.22.21	ADDED CITY REVIEW COMMENTS	DRG

THIS PLAN IS NOT CERTIFIED UNLESS AN EMBOSSED SEAL APPEARS
THIS PLAN IS NOT TO BE REPRODUCED WITHOUT THE ENGINEER'S PERMISSION



ACTIVITY

DESIGNED BY: D. GREENE
DRAWN BY: C. LAYFIELD
CHECKED BY: D. GREENE
APPROVED BY: D. GREENE
REGISTRATION NO. GA 27049

SCALE: 1" = 60'
DATE: 10/1/2021
JOB NO. 21-D7028

EVERGREEN SUBDIVISION

CONCEPTUAL SITE PLAN

Re: REZONING ORDINANCE 2021159
Property of Rilla Entrekin, James Entrekin, Elizabeth and Jack Stevens
294 Elder Street (Parcel ID No.: 09F171000670178),
296 Elder Street (Parcel ID No.: 09F171000670244),
0 Strickland (Parcel ID No.: 09F171000670137),
246 Strickland Street (Parcel ID No.: 09F171000670129),
260 Elder Street (Parcel ID No.: 09F171100670029) and
270 Elder Street (Parcel ID No.: 09F171100670011)
18.226 acres; Land Lot 67
District 9

**STATE OF GEORGIA
COUNTY OF FULTON**

AN ORDINANCE TO REZONE CERTAIN PROPERTY WITHIN THE CITY LIMITS OF THE CITY OF FAIRBURN FROM R-2 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT TO R-4 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE DATE; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FAIRBURN, GEORGIA, AND IT IS HEREBY ORDAINED BY AUTHORITY OF THE SAME:

Section 1. That the City of Fairburn Zoning Ordinance be amended, and the official maps established in connection therewith be changed so that the property located in the City of Fairburn as indicated on Exhibit "A" to this Ordinance be changed from R-2 (Single-Family Residential) Zoning District to R-4 (Single-Family Residential) Zoning District, subject to the following conditions:

- A.** To restrict the use of the subject property as follows:
 - 1. Single-family Residential Lots
 - a. A maximum of 86 single-family residential lots with a density of 4.71 units per acre whichever is less
 - b. The lot square footage shall be a minimum of 5,000 square.
 - c. The minimum heated floor area shall be a minimum of 1,400 square feet.
- B.** To abide by the following:
 - 1. The property shall be developed in conformity with the site plan prepared by Ashford Engineers South, LLC Bass and attached as Exhibit B. Said site plan is conceptual only and must meet or exceed the requirements of the City's ordinances prior to the approval of a Land Disturbance Permit. Any major deviation from this site plan is subject to approval by the City Engineer or designee.

2. Property maintenance shall be accomplished through a homeowner's association in which membership shall be mandatory. Such maintenance shall encompass all common areas that are not contained within the boundaries of individual lots. Such association by-laws shall be subject to approval by the City Administrator and shall be recorded with covenants that shall be subject to approval by the City Administrator.

C. To the following site development considerations:

1. Building setbacks for the single-family lots are as follows:
 - a. Front: 15 feet
 - b. Side: 10 feet
 - c. Rear: 35 feet
2. Minimum lot width:
 - a. 50 feet
3. Amenity package shall include a picnic area, benches, a pergola, walking trails, and a mail kiosk (CBU).
4. Facades of the homes shall be constructed with a combination of two or more of the following materials: fiber-cement siding, wood shake, clapboard, brick, and/or stone. The use of vinyl or EIFS (synthetic stucco) is strictly prohibited. At least 25% of the front façades shall consist of at least 25% brick or stone.
5. Two-car garages shall be provided for each single-family house. Upgraded garage doors with architectural elements shall be utilized.
6. Sidewalks on all street frontages shall be a minimum of five-foot and shall be constructed to comply with the requirements of the Americans with Disabilities Act (ADA) standards and the City of Fairburn development standard. Five-foot sidewalks shall be provided along both sides of internal streets throughout the development and shall be designed to provide inter-connectivity to amenities areas.
7. Pedestrian-scales street lighting shall be provided along both sides of internal streets throughout the development.
8. All utilities shall be installed underground throughout the development area.
9. Acceleration and deceleration lanes shall be provided at the proposed driveway connection unless a traffic study demonstrates that the total traffic on the existing roadway is less than 2,000 vehicles per day including traffic projected as a result of the proposed development (count of existing traffic must have been made within one year of the development plan submittal date)

10. Turning lanes may be required to meet projected traffic demand and/or safe operations, as determined by the City Engineer and/or traffic study. When provided, turning lanes shall meet the following criteria:
 - a. Provide not less than 150 feet of storage length for arterial roadways. Provide not less than 100 feet of storage length for collector roadways.
 - b. Provide taper lengths of not less than 100 feet.
 - c. Longer storage and taper lengths may be required when traffic projections indicate they are justified.
11. The Developer shall construct roadway improvements (pavement, signing, striping, curb and gutter, and drainage) along the existing road across the entire property frontage where required, at no cost to the city.
12. The Developer shall install a canopy or understory tree in the front yard of each single-family lot. The front and rear yards of the single-family lots shall be sodded.

Section 2. That the property shall be developed in compliance with the conditions of approval as stated in this Ordinance. Any conditions hereby approved do not authorize the violation of any district regulations; and

Section 3. That the official maps referred to on file in the Office of the City Clerk, be changed to conform with the terms of this Ordinance; and

Section 4. In the event any section, subsection, sentence, clause, or phrase of this Ordinance shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect the previously existing provisions of the other sections, subsections, sentences, clauses or phrases of this Ordinance, which shall remain in full force and effect as if the section, subsection, sentence, clause or phrase so declared or adjudicated invalid or unconstitutional were not originally a part thereof. The City Council declares that it would have passed the remaining parts of this Ordinance or retained the previously existing Ordinance if it had known that such part of parts hereof would be declared or adjudicated invalid or unconstitutional.

Section 5. Pursuant to the requirements of the Zoning Procedures Act and the City Zoning Ordinance, a properly advertised public hearing was held not less than 15 nor more than 45 days from the date of publication of notice, and which public hearing was held on the 14th day of February, 2022; and

Section 6. This Ordinance shall become effective on the 14th day of February, 2022.

Section 7. All Ordinances and parts of Ordinances in conflict with this Ordinance are repealed.

APPROVED this 14th day of February, 2022, by the Mayor and Council of the City of Fairburn, Georgia.

Mario Avery, Mayor

ATTEST:

Deannia Ray, City Clerk

APPROVED AS TO FORM:

Rory K. Starkey, City Attorney

Exhibit A

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN LAND LOT 67 & 74 OF DISTRICT 9F, IN THE CITY OF FAIRBURN, FULTON COUNTY, GEORGIA CONTAINING 18.259 ACRES MORE OR LESS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE CENTERLINE INTERSECTION OF ELDER STREET (40' R/W) AND STRICKLAND STREET (40' R/W); THENCE GO NORTH 66 DEGREES 32 MINUTES 21 SECONDS WEST, 373.01 FEET TO A 1/2" PIPE FOUND ON THE SOUTHERN R/W OF ELDER STREET (40' R/W) AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 12 DEGREES 24 MINUTES 10 SECONDS WEST, 205.84 FEET TO POINT; THENCE SOUTH 77 DEGREES 30 MINUTES 47 SECONDS EAST, 97.80 FEET TO POINT; THENCE SOUTH 12 DEGREES 13 MINUTES 06 SECONDS WEST, 149.38 FEET TO A POINT; THENCE SOUTH 85 DEGREES 20 MINUTES 58 SECONDS EAST, 66.76 FEET TO A 5/8" REBAR SET; THENCE SOUTH 09 DEGREES 16 MINUTES 23 SECONDS WEST, 100.32 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 11 DEGREES 44 MINUTES 09 SECONDS WEST, 100.22 FEET TO A 5/8" REBAR SET; THENCE SOUTH 88 DEGREES 33 MINUTES 24 SECONDS EAST, 202.27 FEET TO A 5/8" REBAR SET ON THE WESTERN R/W OF STRICKLAND STREET (40' R/W); THENCE ALONG SAID R/W SOUTH 09 DEGREES 04 MINUTES 52 SECONDS WEST, 168.21 FEET TO A 5/8" REBAR SET; THENCE LEAVING SAID R/W NORTH 69 DEGREES 17 MINUTES 54 SECONDS WEST, 475.15 FEET TO AN ANGLE IRON FOUND; THENCE SOUTH 67 DEGREES 42 MINUTES 07 SECONDS WEST, 406.57 FEET TO A 5/8" REBAR SET; THENCE SOUTH 24 DEGREES 55 MINUTES 00 SECONDS EAST, 40.24 FEET TO A 5/8" REBAR SET ON THE EASTERN R/W OF SPRING STREET (30' R/W); THENCE ALONG SAID R/W SOUTH 63 DEGREES 26 MINUTES 12 SECONDS WEST, 29.68 FEET TO A POINT ON THE WESTERN R/W OF SPRING STREET (30' R/W); THENCE SOUTH 63 DEGREES 26 MINUTES 12 SECONDS WEST, 174.00 FEET TO A 5/8" REBAR SET; THENCE NORTH 52 DEGREES 28 MINUTES 21 SECONDS WEST, 182.70 FEET TO A 3" PIPE FOUND; THENCE NORTH 00 DEGREES 21 MINUTES 41 SECONDS EAST, 531.69 FEET TO A 3" PIPE FOUND; THENCE NORTH 01 DEGREES 30 MINUTES 41 SECONDS EAST, 337.17 FEET TO A 1-1/2" PIPE FOUND; THENCE SOUTH 89 DEGREES 20 MINUTES 02 SECONDS EAST, 280.62 FEET TO A 1" PIPE FOUND; THENCE NORTH 26 DEGREES 56 MINUTES 01 SECONDS EAST, 165.97 FEET TO A 1/2" REBAR FOUND ON THE SOUTHERN R/W OF ELDER STREET (40' R/W); THENCE ALONG SAID R/W THE FOLLOWING COURSES AND DISTANCES, SOUTH 63 DEGREES 21 MINUTES 44 SECONDS EAST, 85.91 FEET TO A POINT; THENCE SOUTH 63 DEGREES 13 MINUTES 37 SECONDS EAST, 163.37 FEET TO A POINT; THENCE SOUTH 63 DEGREES 30 MINUTES 56 SECONDS EAST, 351.67 FEET TO A 1/2" PIPE FOUND ON THE SOUTHERN R/W OF ELDER STREET AND THE TRUE POINT OF BEGINNING.



CITY OF FAIRBURN

CITY COUNCIL AGENDA ITEM

SUBJECT: Budget Amendment: Deputy City Clerk (Position Establishment)

() AGREEMENT () POLICY / DISCUSSION () CONTRACT
() ORDINANCE () RESOLUTION (X) OTHER

Submitted: 02/3/2022

Work Session: 02/14/2022

Council Meeting: 02/14/2022

DEPARTMENT: City Clerk

BUDGET IMPACT: FY21/22- \$37,917 FY23- \$65,000

PUBLIC HEARING? () Yes (X) No


PURPOSE: Budget Amendment: Deputy City Clerk (Position Establishment)

HISTORY: This position is requested to establish the implementation of the Deputy City Clerk position. To provide for the good working order and efficiency of the City Clerk's office. This position will provide the appropriate staffing level commensurate with the volume of work for this office.

RECOMMENDED ACTION: Approval of the Budget Amendment to establish the Deputy City Clerk position.



Tony M. Phillips, City Administrator



Mario B. Avery, Mayor

**CITY OF FAIRBURN
Budget Amendment**

DATE: 01/31/2022

TO: **City Council**

FROM: Tony Phillips

SUBJECT: REQUEST FOR BUDGET AMENDMENT –

I do hereby request and submit the following budget amendment to be approved.

INCREASE EXPENSE:



<u>Account Name</u>	<u>Account Number</u>	<u>Amount</u>
Salaries & Wages	100-1310-51-1100	\$64,169

DECREASE EXPENSE:

<u>Account Name</u>	<u>Account Number</u>	<u>Amount</u>
Salaries & Wages	100-1540-51-1100	\$20,000
Unemployment	100-1540-51-2600	\$10,000
Professional	100-1540-52-1200	\$15,000
Salaries & Wages	100-1510-51-1100	\$20,000

REASON: To facilitate the implementation of the Deputy City Clerk position.

According to the Statement of Policy, the above-listed transfer has been approved.

<u>2.1.22</u> Date	<u></u> Peterson David, Finance Director
<u>2/1/22</u> Date	<u></u> Tony Phillips, City Administrator

Vote: Approved # _____ Denied # _____

**CITY OF FAIRBURN
POSITION REQUEST**

DATE: 01/31/2022

TO: City Council

FROM: Tony Phillips

SUBJECT: POSITION REQUEST –

I do hereby request and submit the following Position Request to be approved.

INCREASE TO DEPARTMENT:



<u>Department Name</u>	<u>Current Position Count</u>	<u># of Positions Request</u>	<u>Cost of Position</u>
City Clerk	2	1	\$64,169

DECREASE TO DEPARTMENT:

<u>Department Name</u>	<u>Current Position Count</u>	<u># of Positions Removed</u>	<u>Cost of Position</u>
			-

REASON: To facilitate the implementation of the Deputy City Clerk position.

According to the Statement of Policy, the above-listed transfer has been approved.

<u>2.1.22</u> Date	 Peterson David, Finance Director
<u>2/1/22</u> Date	 Tony Phillips, City Administrator

Vote: Approved # _____ Denied # _____

Budget Amendment – 01/20/2022



CITY OF FAIRBURN

CITY COUNCIL AGENDA ITEM

SUBJECT: RE-APPOINTMENT TO THE ART ADVISORY COUNCIL

() AGREEMENT () POLICY / DISCUSSION () CONTRACT
() ORDINANCE () RESOLUTION (X) OTHER

Submitted: 02/3/2022

Work Session: 02/14/2022

Council Meeting: 02/14/2022

DEPARTMENT: Office of the Mayor


BUDGET IMPACT: N/A

PUBLIC HEARING? () Yes (X) No

PURPOSE: For Mayor and Council to re-appoint Anatavia Benson to the Art Advisory Council.

HISTORY: The City of Fairburn Art Advisory Council's purpose is to provide strategic input and recommendations to the Mayor, City Council, and City Staff on matters pertaining to public art in the City of Fairburn.

RECOMMENDED ACTION: Recommends that City Council re-appoint Anatavia Benson to the Art Advisory Council.



Tony M. Phillips, City Administrator



Mario B. Avery, Mayor



RE-APPOINTMENT OF ART ADVISORY COUNCIL MEMBER ANATAVIA BENSON

Per Division II, Section 80-451 of the City of Fairburn Code of Ordinances, the Art Advisory Council shall be composed of seven members. The Mayor shall nominate members to City Council who shall approve said nominees by majority vote. The terms of the members are staggered four (4) year terms or until their successors are appointed. On February 14, 2022, Ms. Anatavia Benson is re-appointed to the Art Advisory Council for a four (4) year term that expires February 2026.

Mario Avery, Mayor



CITY OF FAIRBURN

CITY COUNCIL AGENDA ITEM

SUBJECT: APPOINTMENTS TO THE ART ADVISORY COUNCIL

() AGREEMENT () POLICY / DISCUSSION () CONTRACT
() ORDINANCE () RESOLUTION (X) OTHER

Submitted: 02/3/2022

Work Session: 02/14/2022

Council Meeting: 02/14/2022

DEPARTMENT: OFFICE OF THE MAYOR

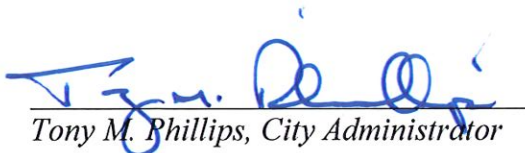
BUDGET IMPACT: N/A

PUBLIC HEARING? () Yes (X) No

PURPOSE: For Mayor and Council to appoint Nancy Sanchez to the Art Advisory Council.

HISTORY: The City of Fairburn Art Advisory Council's purpose is to provide strategic input and recommendations to the Mayor, City Council, and City Staff on matters pertaining to public art in the City of Fairburn.

RECOMMENDED ACTION: Recommends that City Council appoint Nancy Sanchez to the Art Advisory Council.


Tony M. Phillips, City Administrator


Mario B. Avery, Mayor



APPOINTMENT OF ART ADVISORY COUNCIL
MEMBER NANCY SANCHEZ

Per Division II, Section 80-451 of the City of Fairburn Code of Ordinances, the Art Advisory Council shall be composed of seven members. The Mayor shall nominate members to City Council who shall approve said nominees by majority vote. The terms of the members are staggered four (4) year terms or until their successors are appointed. On February 14, 2022, Ms. Nancy Sanchez is appointed to the Art Advisory Council for a four (4) year term that expires February 2026.

Mario Avery, Mayor



CITY OF FAIRBURN

CITY COUNCIL AGENDA ITEM

SUBJECT: APPOINTMENT TO THE PLANNING AND ZONING COMMISSION

() AGREEMENT () POLICY / DISCUSSION () CONTRACT
() ORDINANCE () RESOLUTION (X) OTHER

Submitted: 02/3/2022

Work Session: 02/14/2022

Council Meeting: 02/14/2022

DEPARTMENT: OFFICE OF THE MAYOR

BUDGET IMPACT: N/A

PUBLIC HEARING? () Yes (X) No

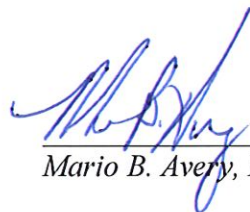
PURPOSE: For Mayor and Council to consider and appoint Michelle James to the Planning and Zoning Commission.

HISTORY: Planning and Zoning Commission Leone Benton resigned, leaving a vacant position to expire February 2025.

RECOMMENDED ACTION: Approval of appointment Michelle James to the Planning and Zoning Commission.



Tony M. Phillips, City Administrator



Mario B. Avery, Mayor



APPOINTMENT OF PLANNING AND ZONING
COMMISSIONER MEMBER MS. MICHELLE JAMES

Per Article VII, Section 80-279 of the City of Fairburn Code of Ordinances, the Planning and Zoning Commission shall be composed of seven members. The Mayor shall nominate members to City Council who shall approve said nominees by majority vote. The terms of the members are staggered four (4) year terms or until their successors are appointed. On February 14, 2022, Ms. Michelle James is appointed to the Planning and Zoning Commission for a four (4) year term that expires February 2025.

Mario Avery, Mayor



CITY OF FAIRBURN

CITY COUNCIL AGENDA ITEM

SUBJECT: APPOINTMENTS TO THE BOARD OF APPEALS

() AGREEMENT () POLICY / DISCUSSION () CONTRACT
() ORDINANCE () RESOLUTION (X) OTHER

Submitted: 02/3/2022

Work Session: 02/14/2022

Council Meeting: 02/14/2022

DEPARTMENT: OFFICE OF THE MAYOR

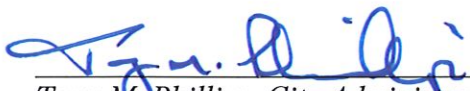
BUDGET IMPACT: N/A

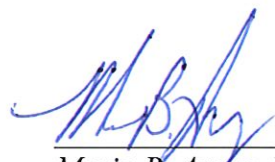
PUBLIC HEARING? () Yes (X) No

PURPOSE: For Mayor and Council to appoint members to the Board of Appeals.

HISTORY: The Board of Appeals is charged with the responsibility of hearing and deciding on stream buffer and flood variances. The Board consists of seven (7) members and each member appointed to the Board will serve for a period equal to the term of the Mayor or Council member who appointed that member, or until such member's successor is appointed.

RECOMMENDED ACTION: Recommends that City Council appoint members to the Board of Appeals.


Tony M. Phillips, City Administrator


Mario B. Avery, Mayor

Board of Appeals Appointees
2022

Mayor Mario Avery

Homer Knight

Phone: 770-342-8628

Email: homerknight1954@gmail.com

Councilman Ulysses Smallwood

Roselee G. Williams

Phone: 404-769-4695

Email: roseleeaubree27@gmail.com

Councilwoman Hattie Portis-Jones

Thomas Cochran

Phone: 678-907-4103

Email: twc007@comcast.net

Councilman Alex Heath

Brenda Cooper

770-774-9965

Brendacooper09@comcast.net



CITY OF FAIRBURN

CITY COUNCIL AGENDA ITEM

SUBJECT: FOR MAYOR AND COUNCIL TO DISCUSS AND APPROVE THE 2022 CITY COUNCIL MEETING SCHEDULE

() AGREEMENT () POLICY / DISCUSSION () CONTRACT
() ORDINANCE () RESOLUTION (X) OTHER

Submitted: 02/3/2022

Work Session: 02/14/2022

Council Meeting: 02/14/2022

DEPARTMENT: City Clerk

BUDGET IMPACT: N/A

PUBLIC HEARING? () Yes (X) No

PURPOSE: For Mayor and Council to Discuss and Approve the 2022 City Council Meeting Schedule.

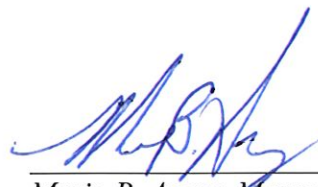
HISTORY: Per Section Article IV, Section 34 of the Fairburn City Charter, regular sessions of the Mayor and Council shall be held on the 2nd and 4th Monday of each month at the City Hall, or such other places as may be designated by the said Mayor and Council.

FACTS AND ISSUES: Each year, Mayor and Council confirm the Council Meetings dates for the year.

RECOMMENDED ACTION: For Mayor and Council to Approve the dates for the 2022 Council Meeting.



Tony M. Phillips, City Administrator



Mario B. Avery, Mayor



City Council 2022 Meeting Schedule

The Mayor and Council meet the 2nd and 4th Monday of every month. The Workshops begin at 6:00 pm and the Council Meetings begin at 7:00 pm. Meeting dates and times are subject to change.

Please visit the City of Fairburn's website for up-to-date information at www.fairburn.com.

Date of Meeting	Meeting Status
January 10, 2022	As scheduled
January 24, 2022	As scheduled
February 14, 2022	As scheduled
February 28, 2022	As scheduled
March 14, 2022	Cancelled – NLC Conference
March 28, 2022	As scheduled
April 11, 2022	As scheduled
April 25, 2022	As scheduled
May 9, 2022	As scheduled
May 23, 2022	As scheduled
June 13, 2022	As scheduled
June 27, 2022	Cancelled – GMA Conference
July 11, 2022	As scheduled
July 25, 2022	As scheduled
August 8, 2022	As scheduled
August 22, 2022	As scheduled
September 12, 2022	As scheduled
September 26, 2022	As scheduled
October 10, 2022	As scheduled
October 24, 2022	As scheduled
November 14, 2022	As scheduled
November 28, 2022	Cancelled - Thanksgiving Holiday
December 12, 2022	As scheduled
December 26, 2022	Cancelled - Christmas Holiday



CITY OF FAIRBURN
CITY COUNCIL AGENDA ITEM

SUBJECT: Budget Amendment: Utilities Operations Manager (Position Establishment)

() AGREEMENT () POLICY / DISCUSSION () CONTRACT
() ORDINANCE () RESOLUTION (X) OTHER

Submitted: 01/31/2022

Work Session: 02/14/2022

Council Meeting: 02/14/2022

DEPARTMENT: Utilities

BUDGET IMPACT: FY21/22- \$39,214 FY23- \$67,226

PUBLIC HEARING? () Yes (X) No

PURPOSE: Budget Amendment: Utilities Operations Manager (Position Establishment)

HISTORY: This position is a necessity due to the previous operations consultants that have been hired in the past and contracts have ended. This has left this division vulnerable and in need of efficiency.

FACTS AND ISSUES: Assess, plan, and co-ordinate the activities of the customer service representative, meter readers, and utility billing clerk teams to maintain and enhance utility and customer relationships and meet organizational and operational objectives. The budget amendment presented to Mayor and Council identifies a viable funding plan to establish this position and will provide definitive and measurable benefits to the citizens.

RECOMMENDED ACTION: Approval of the Budget Amendment to establish the Utilities Operations Manager Position.


Tony M. Phillips, City Administrator


Mario B. Avery, Mayor

**CITY OF FAIRBURN
POSITION REQUEST**

DATE: 01/31/2022

TO: City Council

FROM: John Martin

SUBJECT: POSITION REQUEST --

I do hereby request and submit the following Position Request to be approved.

INCREASE TO DEPARTMENT:

<u>Department Name</u>	<u>Current Position Count</u>	<u># of Positions Request</u>	<u>Cost of Position</u>
Utilities Department	17	1	\$39,214


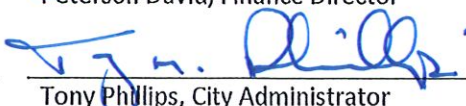
DECREASE TO DEPARTMENT:

<u>Department Name</u>	<u>Current Position Count</u>	<u># of Positions Removed</u>	<u>Cost of Position</u>
			-

REASON: This position is the Utilities Operation Manager in pay grade 29 step 12 at a cost of \$67,225.60.

This position is responsible for managing the activities of the Utility Billing, Customer Service, and Meter Reading staff. The major areas of work include meter reading/field services, city-wide utility billing, delinquency processes, credit/collections and addressing customer inquiries.

According to the Statement of Policy, the above-listed transfer has been approved.

<u>02.01.2022</u>	
Date	Peterson David, Finance Director
<u>2/10/22</u>	
Date	Tony Phillips, City Administrator

Vote: Approved # _____ Denied # _____

Budget Amendment – 01/20/2022

Utilities Budget – Electric Fund

FY22 Salary Budget

- Current Budget: \$684,670
- Expenses as of 12.31.21: (\$142,968)
- Balance as of 12.31.21: \$541,702
- Projected 9-month expenses: (\$389,829)
- Fiscal year end balance: \$151,873

FY22 funds needed to cover Utilities Operations Manager salary

- $\$67,226 / 12 \text{ months} = \$5,602$
- $\$5,602 \times 7 \text{ months} = \$39,214$
- $\$151,873 - \$39,214 = \$112,659$

Resolution

Utilities department has enough funds to cover adding Utilities Operations Manager position.

- This will require approval by council to add the position



CITY OF FAIRBURN CITY COUNCIL AGENDA ITEM

SUBJECT: FINAL PLAT 2021158 PROJECT MILES

() AGREEMENT () POLICY / DISCUSSION () CONTRACT
() ORDINANCE () RESOLUTION (X) OTHER

Submitted: 01/31/22

Work Session: 02/14/22

City Council: 02/14/22

DEPARTMENT: Community Development, Planning and Zoning Office

BUDGET IMPACT: N/A

PUBLIC HEARING: () Yes (X) No

PURPOSE: For the Mayor and Council to approve the Project Miles final plat.

DISCUSSION: The applicant, Red Rock Development, is requesting to subdivide a 98,151-acre parcel at the northwest corner of Creekwood Road and Oakley Industrial Blvd into three (3) lots as follows:

Lot #	Acreage
1	73,122
2	20,360
3	4,669


The Mayor and Council approved the rezoning for the 1,100,000 SF warehouse, located on lot 1, on November 27, 2017, the site development plans were approved on September 29, 2020, and the land disturbance permit (LDP) was issued on October 6, 2020.

RECOMMENDED ACTION: The final plat meets the subdivision regulations and code of ordinances; therefore, staff is recommending **APPROVAL** of the Project Miles Final Plat.

Planning and Zoning Commission recommendation: **APPROVAL**.

Attachment: Project Miles Final Plat


Tony Phillips, City Administrator


Mario Avery, Mayor





CITY OF FAIRBURN

CITY COUNCIL AGENDA ITEM

SUBJECT: APPROVAL OF A SOUTH FULTON CID BOARD MEMBER APPOINTMENT

() AGREEMENT () POLICY / DISCUSSION () CONTRACT
() ORDINANCE () RESOLUTION (X) OTHER

Submitted: 01/31/2022 Work Session: 02/14/2011 Council Meeting: 02/14/2022

DEPARTMENT: Community Development

BUDGET IMPACT: There is no budget impact with this item.

PUBLIC HEARING? () Yes (X) No

PURPOSE: For Mayor and Council to approve Mr. Elijah Thompson as the City of Fairburn's appointment to the South Fulton CID Board.

HISTORY: The South Fulton Community Improvement District (CID) was formed in 1999 by business leaders interested in improving freight access to warehousing, manufacturing and industrial sites along Oakley Industrial Boulevard and connectivity to I-85.

The CID is a self-taxing entity that leverages the money collected to fund studies, preliminary engineering (PE) and construction projects. The CID does not replace city and county infrastructure improvement programs but supplements them by providing a means to advance projects within the area.

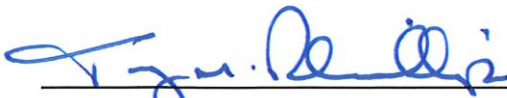
FACTS AND ISSUES: The CID Board of Directors is made up of elected members representing property owners and appointed representatives from the City of South Fulton County, Union City, City of Palmetto, and the City of Fairburn. The board is responsible for managing the CID and determining funding.

The South Fulton CID would like for us to make another Board appointment to replace our former Board Member Aaron Phillips. Aaron's participation in Board Meetings was slacking as of late, and the Board has been struggling to obtain a consistent quorum. Aaron formally resigned from the Board on January 20th, 2022.

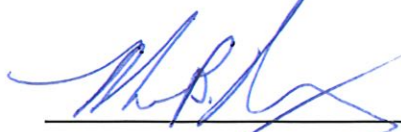
The South Fulton CID Administrator, Joddie Gray is recommending Elijah Thompson, no relation, to replace Aaron. Joddie thought he would add some diversity to the Board.

Each municipality within the CID boundaries gets one appointment, which usually translates into one vote to support the respective municipality's initiatives.

RECOMMENDED ACTION: Staff recommends that Mayor and City Council approve Mr. Elijah Thompson as the City of Fairburn's appointment to the South Fulton CID Board.



Tony Phillips, City Administrator



Mario B. Avery, Mayor



Biography: Elijah Thompson:

Elijah Thompson has been a resident of Georgia since 2007. Mr. Thompson has been a veteran owned business owner in South Fulton County for over 15 years, where he owns E-Nest, LLC. E-Nest, LLC focuses on transportation and logistics, both statewide and nationally. E-Nest, LLC offers employment to many South Fulton County residents and provides opportunities to small businesses in South Fulton County. Mr. Thompson served in the Navy from 1995 to 1999, where he learned the importance of hard work, dedication and commitment. Mr. Thompson is a family man with a wife and four children. Mr. Thompson is dedicated to the continued growth of South Fulton County and would be honored to serve as a board member on the South Fulton Community Improvement Districts (CID).



CITY OF FAIRBURN

CITY COUNCIL AGENDA ITEM

SUBJECT: APPROVAL OF AN IGA WITH GDOT FOR TRAFFIC SIGNAL OPERATIONS PROGRAM COORDINATION

(X) AGREEMENT () POLICY / DISCUSSION () CONTRACT
() ORDINANCE () RESOLUTION () OTHER

Submitted: 01/31/2022 Work Session: 02/14/2011 Council Meeting: 02/14/2022

DEPARTMENT: Community Development

BUDGET IMPACT: There is no budget impact with this item.

PUBLIC HEARING? () Yes (X) No


PURPOSE: For Mayor and Council to approve the Intergovernmental Agreement between the Georgia Department of Transportation and the City of Fairburn for Traffic Signal Operations Programs Coordination.

HISTORY: The Georgia Department of Transportation created a Statewide Traffic Signal Operations Program, SigOps, to actively manage and monitor traffic signals across jurisdictional boundaries within the State of Georgia through the use of applications, software, telecommunications, and other advanced technologies commonly known as intelligent transportation systems ("ITS").

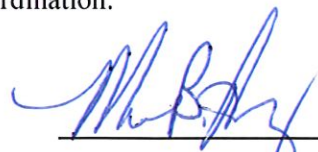
FACTS AND ISSUES:

Through this program, the City of Fairburn will remain responsible for maintenance, repair, and upgrades for the traffic signals and will retain responsibility for any and all emergency maintenance. GDOT will maintain and update traffic signal timing; assist with remote monitoring, notification, and remediation of traffic signal and ITS malfunctions; and during special events and/or occurrences, including planned events, unplanned events, severe weather, and emergency events, GDOT will coordinate with the City of Fairburn to gain temporary access to additional traffic signals and ITS in order to provide active traffic management.

RECOMMENDED ACTION: Staff recommends that Mayor and City Council approve the IGA with GDOT for the Traffic Signal Operations Program Coordination.



Tony Phillips, City Administrator



Mario B. Avery, Mayor

**Intergovernmental Agreement
BETWEEN
THE GEORGIA DEPARTMENT OF TRANSPORTATION
AND
THE CITY OF FAIRBURN
FOR
TRAFFIC SIGNAL OPERATIONS PROGRAM (SigOps) COORDINATION**

THIS AGREEMENT ("Agreement") is made and entered into this ____ day of _____, 20__, ("Effective Date") by and between the Georgia Department of Transportation (hereinafter "GDOT" or "DEPARTMENT") an agency of the State of Georgia, and the City of Fairburn (hereinafter the "LOCAL GOVERNMENT")(hereinafter sometimes individually referred to as "PARTY", or collectively referred to as the "PARTIES").

WHEREAS, the State of Georgia can benefit substantially through improved traffic signal operations; and

WHEREAS, cooperation and coordination across jurisdictional boundaries can improve efficiencies in traffic flow; and

WHEREAS, the DEPARTMENT has created a Statewide Traffic Signal Operations Program, SigOps, (hereinafter the "PROGRAM") to actively manage and monitor traffic signals across jurisdictional boundaries within the State of Georgia through the use of applications, software, telecommunications, and other advanced technologies commonly known as intelligent transportation systems ("ITS"); and

WHEREAS, the PROGRAM will include management and monitoring of traffic signals that the LOCAL GOVERNMENT is responsible for operating and maintaining; and

WHEREAS, the PROGRAM's vision statement is to provide consistent, safe, reliable, and secure travel through improved traffic signal operations ("VISION STATEMENT").

NOW THEREFORE, the DEPARTMENT and the LOCAL GOVERNMENT, governmental entities of the State of Georgia, pursuant to Article IX, Section III, Paragraph I (a) of the Constitution of the State of Georgia of 1983, are authorized to enter into this intergovernmental agreement, and in consideration of mutual promises made and of the benefits to flow from one to the other, the DEPARTMENT and the LOCAL GOVERNMENT hereby agree as follows:

I. RESPONSIBILITIES

- a. The LOCAL GOVERNMENT shall cooperate with the DEPARTMENT and the DEPARTMENT shall cooperate with the LOCAL GOVERNMENT to share access to data gained from traffic signals through ITS.

- b. The DEPARTMENT will maintain and update traffic signal timing in a manner consistent with the VISION STATEMENT of the PROGRAM. The DEPARTMENT will coordinate with the LOCAL GOVERNMENT prior to making adjustments that will substantially impact the normal operation of traffic signals.
- c. The LOCAL GOVERNMENT will remain responsible for maintenance, repair, and upgrades for the traffic signals and will retain responsibility for any and all emergency maintenance. The DEPARTMENT may assist with the maintenance, repair, and upgrades of traffic signals and other activities needed to improve and optimize traffic signal operations and performance upon LOCAL GOVERNMENT request.
- d. The DEPARTMENT may assist the LOCAL GOVERNMENT with remote monitoring, notification, and remediation of traffic signal and ITS malfunctions within the LOCAL GOVERNMENT's jurisdiction.
- e. During special events and/or occurrences, including planned events, unplanned events, severe weather, and emergency events, the DEPARTMENT will coordinate with the LOCAL GOVERNMENT to gain temporary access to additional traffic signals and ITS in order to provide active traffic management.
- f. Nothing contained in this Agreement shall be deemed to alter the responsibility of the LOCAL GOVERNMENT for responding and making adjustments to traffic signals to protect the safety of the traveling public. The LOCAL GOVERNMENT shall report all adjustments to the DEPARTMENT within five (5) calendar days of the adjustment.
- g. The LOCAL GOVERNMENT shall provide feedback about the traffic signals and traffic operations, including citizen complaints, to the DEPARTMENT.
- h. The DEPARTMENT will fund 100% of the cost for the PROGRAM.
- i. The PARTIES shall cooperate to determine the extent of PROGRAM involvement in the LOCAL GOVERNMENT's operation and maintenance of traffic signals in its jurisdiction to be covered in this Agreement. As the PROGRAM develops, the PARTIES may modify the PROGRAM's level of involvement in local traffic signal operations and maintenance under this Agreement.

II. DURATION

This Agreement shall become effective upon its execution by the PARTIES and shall continue for ten (10) years from the Effective Date, unless otherwise extended by mutual consent of the PARTIES in writing or terminated earlier pursuant to Section III of this Agreement.

III. TERMINATION

- a. Termination for Convenience: Either PARTY may terminate this Agreement for any reason upon providing sixty (60) days' advanced written notice to the other PARTY.
- b. Immediate Termination: This Agreement will terminate immediately and absolutely if the DEPARTMENT determines that adequate funds are no longer available for GDOT to satisfy its obligations.
- c. Termination for Breach: Should either PARTY fail to comply with any of its responsibilities contained in this Agreement, then other PARTY shall provide written notice to that PARTY requesting that the breach or noncompliance be remedied within fourteen (14) days of receipt written notice. If the breach or noncompliance is not remedied within the 14-day cure period, the PARTY shall have the option to immediately terminate this Agreement without additional written notice.

IV. AMENDMENTS

Any and all modifications to this Agreement shall be by mutual consent in writing by the PARTIES. The Parties shall execute extension(s) of time or changes to scope in writing with the same formality as the execution of the original Agreement.

V. NOTICES

Any notices, requests, demands and other communications which may be required hereunder shall be in writing and shall either be mailed or transmitted by either first class United States certified mail, return receipt requested; delivery by carrier or personally delivered to the appropriate Party; or facsimile transmission:

Georgia Department of Transportation
935 United Avenue
Atlanta, GA 30316
Attn: State Traffic Engineer
Phone: 404-635-2800
Email:

City of Fairburn
56 Malone Street, SW
Fairburn, GA 30213
Attn:
Phone:
Email:

VI. GENERAL PROVISIONS

- a. **ASSIGNMENT.** The PARTIES hereto will not transfer or assign all or any of their rights, titles or interests hereunder or delegate any of their duties or obligations hereunder without the prior written consent of the other PARTY, which consent will not be unreasonably withheld.

- b. **NON-WAIVER.** No failure of either PARTY to exercise any right or power given to such party under this Agreement, or to insist upon strict compliance by the other PARTY with the provisions of this Agreement, and no custom or practice of either party at variance with the terms and conditions of this Agreement, will constitute a waiver of either PARTY's right to demand exact and strict compliance by the other PARTY with the terms and conditions of this Agreement.
- c. **NO THIRD PARTY BENEFICIARIES.** Nothing contained herein shall be construed as conferring upon or giving to any person, other than the PARTIES hereto, any rights or benefits under or by reason of this Agreement.
- d. **SOVEREIGN IMMUNITY.** Notwithstanding any other provision of this Agreement to the contrary, no term or condition of this Agreement shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protection, or other provisions under the Georgia Constitution or the United States Constitution.
- e. **CONTINUITY.** Each of the provisions of this Agreement will be binding upon and inure to the benefit and detriment of the PARTIES and the successors and assigns of the PARTIES.
- f. **TIME OF THE ESSENCE.** All time limits stated herein are of the essence of this Agreement.
- g. **WHEREAS CLAUSE.** The Whereas Clauses herein are a part of this Agreement and are incorporated herein by reference.
- h. **SEVERABILITY.** If any one or more of the provisions contained herein are for any reason held by any court of competent jurisdiction to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability will not affect any other provision hereof, and this Agreement will be construed as if such invalid, illegal or unenforceable provision had never been contained herein.
- i. **CAPTIONS.** The brief headings or titles preceding each provision hereof are for purposes of identification and convenience only and should be completely disregarded in construing this Agreement.
- j. **GOVERNING LAW.** This Agreement will be governed, construed under, performed, and enforced in accordance with the laws of the State of Georgia.
- k. **RISK ALLOCATON.** Each Party shall conduct its own functions under this Agreement in accordance with state law at its sole cost, risk and responsibility.
- l. **INTERPRETATION.** Should any provision of this Agreement require judicial interpretation, it is agreed that the court interpreting or construing the same shall not

apply a presumption that the terms hereof shall be more strictly construed against one PARTY by reason of the rule of construction that a document is to be construed more strictly against the PARTY who itself or through its agent prepared the same, it being agreed that the agents of all PARTIES have participated in the preparation hereof.

- m. **EXECUTION IN COUNTERPARTS.** This Agreement may be executed in any number of counterparts with the same effect as if all Parties had all signed the same document. All counterparts will be construed together and will constitute one Agreement.
- n. **AUTHORITY/SIGNATURE.** The individuals executing this Agreement on behalf of each PARTY represents that they are authorized to execute this Agreement on behalf of their respective entities, and to bind such PARTY to the terms and conditions of this Agreement.
- o. Pursuant to O.C.G.A. Sec. 50-5-85, LOCAL GOVERNMENT hereby certifies that it is not currently engaged in, and agrees that for the duration of this contract, it will not engage in a boycott of Israel.
- p. **ENTIRE AGREEMENT.** This Agreement supersedes all prior negotiations, discussion, statements and agreements between the PARTIES and constitutes the full, complete and entire agreement between the PARTIES with respect hereto; no member, officer, employee or agent of either PARTY has authority to make, or has made, any statement, agreement, representation or contemporaneous agreement, oral or written, in connection herewith, amending, supplementing, modifying, adding to, deleting from, or changing the terms and conditions of this Agreement. No modification or amendment to this Agreement will be binding on either PARTY hereto unless such modification or amendment will be properly authorized, in writing, properly signed by both PARTIES.

The remainder of this page intentionally left blank.

Signatures are on the following page.

IN WITNESS WHEREOF, the DEPARTMENT and the LOCAL GOVERNMENT have caused these presents to be signed, sealed and delivered all as of the date hereof.

Georgia Department of Transportation

City of Fairburn

Commissioner

ATTEST:

Witness

Signed, Sealed & Delivered
This ____ Day of _____, 20 ____.
in the presence of:

Signed, Sealed & Delivered
This ____ Day of _____, 20 ____.
in the presence of:

NOTARY PUBLIC

NOTARY PUBLIC



CITY OF FAIRBURN

CITY COUNCIL AGENDA ITEM

SUBJECT: APPROVAL OF TASK ORDER #11 WITH ATLAS TECHNICAL CONSULTANTS FOR CONSTRUCTION ENGINEERING AND INSPECTION SERVICES

() AGREEMENT () POLICY / DISCUSSION () CONTRACT
() ORDINANCE () RESOLUTION (X) OTHER

Submitted: 01/31/2022 Work Session: 02/14/2022 Council Meeting: 02/14/2022

DEPARTMENT: Community Development

BUDGET IMPACT: The budget impact of this task order will be \$72,000. The proposed expenditures will come out of the Grants Fund, LCI Implementation Grant Account (250-4203-54-1403).

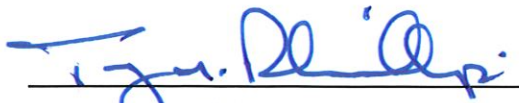
PUBLIC HEARING? () Yes (X) No

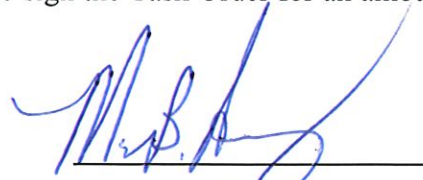
PURPOSE: For Mayor and Council to approve Task Order #11 with Atlas Technical Consultants (Moreland Altobelli) for Construction Engineering and Inspection (CEI) Services on the Downtown LCI Streetscape Project.

HISTORY: The City of Fairburn entered into a Master Services Agreement with Moreland Altobelli Associates, LLC on July 22nd, 2019, for On-Call Construction Management Services. The firm subsequently changed its name to Atlas Technical Consultants, LLC on January 1st, 2020.

FACTS AND ISSUES: The agreement with Moreland Altobelli (Atlas) was approved with the understanding that task orders associated with Construction Management Services would be issued on an as need basis. This is a supplemental task order, as the funding associated with the initial task order (Task Order #2) for these services is nearly exhausted. As such, Task Order #11 for said services has been submitted for review and approval.

RECOMMENDED ACTION: Staff recommends that the City Council approve Task Order #11 with Atlas Technical Consultants for Construction Engineering and Inspection Services on the Downtown LCI Streetscape Project and authorize the Mayor to sign the Task Order for an amount not to exceed \$72,000.


Tony Phillips, City Administrator


Mario B. Avery, Mayor



City of Fairburn

July 26, 2019

Mr. Buddy Gratton, PE
President
Moreland Altobelli Associates, LLC
2450 Commerce Avenue, Suite 100
Duluth, Georgia 30096

Re: Notice of Award - **RFP# 19-003 – On-Call Construction Management Services**

The City has considered the proposal submitted by your firm for the above described work in response to its Request for Proposal (RFP) dated June 14, 2019.

You are hereby notified that your proposal has been accepted for services outlined in the Scope of Services provided and will be further detailed and outlined in each task order developed for work assigned.

Attached is a copy of a proposed agreement for consideration. It is imperative that this agreement be finalized for approval within the next two weeks. So, please expedite any legal review and approvals necessary.

You are required to return acknowledged copies of this Notice of Award to the Owner within five (5) days of receipt of these documents.

Sincerely,


Lester Thompson, Deputy Director Community Development/Public Works

ACCEPTANCE OF NOTICE

Receipt of the Notice of Award is hereby acknowledged by:

Moreland Altobelli Associates, LLC


Buddy Gratton, PE
President


Date

56 Malone St., SW Fairburn, GA 30213
(770) 964-2244 (770) 969-3484 FAX

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT FOR PROFESSIONAL SERVICES ("Agreement") is made and entered into this 22nd day of July 2019 by and between MORELAND ALTOBELLI ASSOCIATES, LLC, a Limited Liability Company ("Contractor") and THE CITY OF FAIRBURN, a municipality incorporated in the State of Georgia ("City").

Recitals:

A. The City desires to secure professional service associated with the management of the construction of several improvement projects (the "Project").

B. The City has selected Contractor to perform certain Professional Services in connection with the Project, as more specifically set forth below.

C. The City and Contractor desire to enter into this Agreement to set forth the terms and conditions of the services to be provided by Contractor.

D. The City has established the necessary funding for the project through a combination of local, state, and federal funds.

NOW, THEREFORE, in consideration of the matters recited above, the mutual covenants set forth herein, and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. Recitals. The foregoing recitals are true and correct and incorporated herein.

2. Services by Contractor. Contractor shall perform the following services as directed by the City, or its designee, and in compliance with requirements of the proposal dated June 14, 2019, and approved by City Council on July 22, 2019:

(a) Perform the Professional Services as indicated on the Request for Proposal dated June 14, 2019 (Attachment 1);

(b) Compile or provide the necessary database of information to complete the scope of work;

(c) Keep the City, or its appointee, informed and apprised as to the status of progress by way of regular status reports;

(d) Coordinate with the City staff and any stakeholders in the performance of all of Contractor's services;

(e) Prepare and maintain files and records in compliance with requirements of the City and Georgia Open Records Act.

3. Contractor's Compensation. For the services to be performed by Contractor described in Section 2 hereof, Contractor will be compensated by the City as outlined on Attachment 2 – Fee Proposal. Payments will be due as follows:

(a) Payment for services rendered will be invoiced monthly and due 30 days after receipt by the City;

(b) Payment for reimbursable and hourly expenses may be invoiced on demand and will be due 30 days after receipt by the City;

No expenses of Contractor shall be reimbursable by the City unless approved in advance in writing by the City. Any additional services, not enumerated in this Agreement or its attachments, which might be required will be outside the scope of this agreement unless mutually agreed by City and Contractor.

4. Contractor's Duties. Contractor shall perform all services required hereunder in a professional manner, adhering to the requirements of Georgia law and standard policies and procedures. Contractor shall be solely responsible for obtaining and maintaining all licenses, if any, required under applicable laws, rules and ordinances necessary for the performance of its services described herein. Contractor shall keep the City and its project manager informed (on at least a weekly basis through informal meetings and correspondence) as to the status of the Project.

4.1 *Contractor Personnel.* Contractor acknowledges that the City selected Contractor for the Project because of the knowledge and experience of certain of Contractor's personnel. Contractor agrees that it shall use experienced and qualified individuals for the performance of each of Contractor's duties and obligations hereunder.

5. City's Responsibilities. The City and its agents shall endeavor to perform the following in a timely manner in order to facilitate Contractor's performance of its services required hereunder:

(a) Furnish plans, surveys, and/or plats of the parcels of property or studies in its possession needed for the Project;

(b) Coordinate with the Contractor in establishing a working relationship with the local government agencies and stakeholders;

(c) Establish procedures and guidelines for responding quickly to requests for information and documentation;

(d) Coordinate with the Contractor in establishing a management and coordination process to facilitate effective communication and coordination among the City, its agents and professionals, and the Contractor.

6. Duration and Termination. This Agreement shall remain in effect until July 22, 2022, unless terminated earlier in accordance herewith. The City may terminate this Agreement for any reason whatsoever upon ten (10) days advance notice to Contractor. In the event of such

termination by the City, the City shall compensate Contractor for all services performed up to the date of termination, and the City shall have no further liability to Contractor, including without limitation, no liability for lost profits. Contractor shall deliver to the City all "work in progress" including, but not limited to, drafts of documents, contact information and status of negotiations. Notwithstanding the foregoing, the City may terminate this Agreement immediately, with or without notice, in the event that Contractor defaults with respect to any of its obligations hereunder.

7. Status. Contractor is, as to the City, an independent contractor and is not nor shall Contractor be deemed to be an employee or agent (except as set forth below) of the City for any purpose whatsoever and nothing contained herein shall be deemed to constitute a contract of employment. In furtherance of the foregoing, Contractor acknowledges that: (a) it is not an employee of the City, (b) it will be working for the City on a temporary basis, (c) the City is not responsible for paying to Contractor or on Contractor's behalf any income tax withholding, unemployment taxes or compensation, workers' compensation premiums or benefits, health insurance premiums or benefits, or any other employment benefits, (d) it is ineligible to participate in, or receive anything from, any City benefit program. Notwithstanding the foregoing, Contractor shall act in the City's behalf for the specific land acquisition activities related herein and Contractor shall only act on the specific instructions and agreements with the City.

8. Insurance and Indemnity. Contractor shall maintain a policy of comprehensive general liability insurance in the combined single limit of at least \$1,000,000 to cover any claims arising out of the performance of the services under this Agreement. Contractor shall indemnify, hold harmless and defend the City from any and all claims, charges, lawsuits and liabilities arising out of or relating to any act or omission of Contractor or its agents.

9. Assignability. The City is entering into this Agreement in reliance upon the particular qualifications of Contractor to perform the services herein described. This Agreement may not be delegated or assigned by Contractor and any purported delegation or assignment by Contractor of this Agreement (or rights hereunder) is void unless Contractor has first obtained the prior written consent of the City which consent may be withheld for any reason or no reason. The City may assign this Agreement, in its discretion, to other local government(s) or state agencies with authority for public right of way issues within its jurisdiction.

10. Confidentiality. Except as required by law or by court order, Contractor shall not disclose any information related to the negotiations or agreements with Landowners or related to the performance of its services for the City without the prior written consent of the City.

11. Notices. All notices required or permitted hereunder shall be in writing and shall be served on the parties at the addresses set forth opposite their signatures below. Any such notices shall be either (a) sent by overnight delivery using a nationally recognized overnight courier, in which case notice shall be deemed delivered one business day after deposit with such courier, (b) sent by facsimile, with written confirmation by a nationally recognized overnight courier sent the same day as the facsimile, in which case notice shall be deemed delivered upon receipt of confirmation transmission of such facsimile notice, or (c) sent by personal delivery, in which case notice shall be deemed delivered upon receipt. Any notice sent by facsimile or

personal delivery and delivered after 5:00 p.m. eastern standard time shall be deemed received on the next business day. A party's address may be changed by written notice to the other party; provided, however, that no notice of a change of address or facsimile number shall be effective until actual receipt of such notice. Rejection or other refusal to accept or inability to deliver because of changed address of which no notice was given shall be deemed to be receipt of such notice. Copies of notices are for informational purposes only, and a failure to give or receive copies of any notice shall not be deemed a failure to give notice.

12. Miscellaneous. This Agreement shall not be modified or amended except by written instrument signed by each of the parties hereto. This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Georgia. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, and all of which counterparts together shall constitute but one and the same instrument. Each provision of this Agreement is severable from any and all other provisions of this Agreement. Should any provision of this Agreement be for any reason unenforceable, the balance shall nonetheless remain in and be of full force and effect, but without giving effect to such unenforceable provision. Time is of the essence hereof. The section headings of this Agreement are for convenience only and in no way limit or enlarge the scope or meaning of the language hereof.

[Signature page follows]

IN WITNESS WHEREOF, City and Contractor have set their hands and seals hereto as of the day and year indicated next to their signatures.

CONTRACTOR:

Address:

Moreland Altobelli Associates, Inc. LLC
2450 Commence Avenue, Suite 100
Duluth, GA 30096

MORELAND ALTOBELLI ASSOCIATES, LLC, a
Limited liability company. Incorporated in
Delaware on November 1, 2017, as a
subsidiary of Atlas Technical Consultants.

Date signed by Contractor:

August 13, 2019

By:


President

[CORPORATE SEAL]


CITY:

Address:

City of Fairburn
56 Malone St., SW
Fairburn, GA 30213

THE CITY OF FAIRBURN, a municipality
incorporated in the State of Georgia

By:


Mayor: Elizabeth Carr-Hurst

Date signed by City:

July 22nd, 2019

Attest:



Approved as to form:



Interim City Clerk: Shana T. Moss

City Attorney: William Randy Turner

[SEAL]



To: City of Fairburn
P.O. Box 145
Fairburn, Georgia 30213
Attn: Mr. Lester Thompson

Date: March 13, 2020
From: Chris Parypinski
Copy to: Buddy Gratton

Project: SR 14/CS 4130/W Campbellton Road & CS 4050 Smith
Street LCI project, PI 0012636
TO No.: 2

Scope of Work: Provide Construction Engineering and Inspections Services to monitor the resurfacing work on Project PI 0012636

BACKGROUND INFORMATION

Atlas Technical Consultants, has prepared this Task Order (TO) in accordance with our Master Services Agreement dated July 22, 2019. This task order has been prepared to assist the City of Fairburn with Construction Management Services. The services proposed will better enable the City to complete the project on time, within budget, and meet the project-specific objectives outlined in the scope of services described below. Accordingly, the City will be able to focus its efforts on more strategic goals.

Task 1 – Construction, Engineering and Inspection Services

- Provide inspection services for the SR 14/CS 4130/W Campbellton Road & CS 4050 Smith Street LCI project, PI 0012636
- Provide management of the applicable federal aid DBE paperwork and certified contractor payroll information.
- Provide engineering services to review contractor pay submittals.

The total not to exceed budget of \$234,000.00 as outlined in the attached fee proposal includes staff time and expenses necessary to perform the scope of work outlined above.

If the City requires additional services, Atlas Technical Consultants. will provide those services in accordance with the existing Unit Rates agreed to with the City. A scope and budget for additional services would be prepared for City approval prior to performing the work.

Authorization:

As our authorization to proceed with the scope of work, schedule and fee structure outlined herein, please sign in the space provided below and return one copy to Atlas Technical Consultants for our records.

Authorized by: Elizabeth Carr-Hurst

Title: Mayor

Print Name: Elizabeth Carr-Hurst

Date: 3-30-2020

March 10, 2020



SR 14; CS 4130/W. Campbellton Road & CS 4050/Smith Street LCI - PI 0012636
CEI Services
City of Fairburn

PERSONNEL COSTS:	EST HRS	RATE/HR	COST(\$)	
CONSTRUCTION ENGINEERING AND INSPECTION				
CONSTRUCTION SERVICES MGR	400	\$125.00	\$50,000	
SENIOR INSPECTOR	2080	\$75.00	\$156,000	
		SUBTOTAL	\$206,000	
FEDERAL AID PAPERWORK MANAGEMENT				
CONSTRUCTION SERVICES MGR	48	\$125.00	\$6,000	
CONTRACT COMPLIANCE	208	\$85.00	\$17,680	
		SUBTOTAL	\$23,680	
DIRECT COSTS				
		REPRODUCTION/PLOTTING		\$0
		TRAVEL AND MISC. DIRECT COSTS		\$4,320
		TOTAL DIRECT COSTS		\$4,320
		TOTAL COST		\$234,000

Assumptions:

1. Plan RFI's will be handled by others
2. Shop drawing review will be handled by others



To: City of Fairburn
P.O. Box 145
Fairburn, Georgia 30213
Attn: Mr. Lester Thompson

Date: January 28, 2022
From: Chris Parypinski
Copy to: Buddy Gratton

Project: SR 14/CS 4130/W Campbellton Road & CS 4050 Smith
Street LCI project, PI 0012636
TO No.: 11

Scope of Work: Provide Construction Engineering and Inspections Services to monitor the resurfacing work on Project PI 0012636

BACKGROUND INFORMATION

Atlas Technical Consultants, has prepared this Task Order (TO) in accordance with our Master Services Agreement dated July 22, 2019. This task order has been prepared to assist the City of Fairburn with Construction Management Services. The services proposed will better enable the City to complete the project on time, within budget, and meet the project-specific objectives outlined in the scope of services described below. Accordingly, the City will be able to focus its efforts on more strategic goals.

Task 1 – Construction, Engineering and Inspection Services

- Provide inspection services for the SR 14/CS 4130/W Campbellton Road & CS 4050 Smith Street LCI project, PI 0012636
- Provide management of the applicable federal aid DBE paperwork and certified contractor payroll information.
- Provide engineering services to review contractor pay submittals.

The total not to exceed budget of \$72,000.00 as outlined in the attached fee proposal includes staff time and expenses necessary to perform the scope of work outlined above.

If the City requires additional services, Atlas Technical Consultants. will provide those services in accordance with the existing Unit Rates agreed to with the City. A scope and budget for additional services would be prepared for City approval prior to performing the work.

Authorization:

As our authorization to proceed with the scope of work, schedule and fee structure outlined herein, please sign in the space provided below and return one copy to Atlas Technical Consultants for our records.

Authorized by: _____ Title: Mayor

Print Name: Mario Avery Date: _____



SR 14; CS 4130/W. Campbellton Road & CS 4050/Smith Street LCI - PI 0012636
 CEI Services
 City of Fairburn

PERSONNEL COSTS:	EST HRS	RATE/HR	COST(\$)	
CONSTRUCTION ENGINEERING AND INSPECTION				
CONSTRUCTION SERVICES MGR	120	\$125.00	\$15,000	
SENIOR INSPECTOR	680	\$75.00	\$51,000	
		SUBTOTAL	\$66,000	
FEDERAL AID PAPERWORK MANAGEMENT				
CONSTRUCTION SERVICES MGR	8	\$125.00	\$1,000	
CONTRACT COMPLIANCE	40	\$85.00	\$3,400	
		SUBTOTAL	\$4,400	
DIRECT COSTS				
		REPRODUCTION/PLOTTING		\$0
		TRAVEL AND MISC. DIRECT COSTS		\$1,600
		TOTAL DIRECT COSTS		\$1,600
		TOTAL COST		\$72,000

Assumptions:

1. Plan RFI's will be handled by others
2. Shop drawing review will be handled by others

MIKE MALCOM

CONSTRUCTION MANAGER

EXPERIENCE & RESPONSIBILITIES

Mike currently serves as the Assistant Program Manager/Construction Manager for the SPLOST/ Capital Improvement program in DeKalb County as well as assisting in other local jurisdictions including multiple counties and cities. He works with these local governments to determine project priorities, estimate quantities, and prepare costing and contract documents. Mike also oversees the work of several on-call contractors performing asphalt patching and paving and concrete flat work. This work involved managing multiple staffing units across a wide variety of disciplines.

Mike Malcom worked for Atlas Technical Consultants from 2010 to 2017 as the liaison project manager for Georgia Department of Transportation (GDOT) District 7. From 2017 to 2018, he worked for other engineering firms as a project manager and construction manager. His duties included:

- Served as on-site GDOT representative reviewing Design-Build Team submittals for completeness prior to forwarding to General Engineering Consultant (GEC).
- Monitored activities of GEC to ensure adequate staffing and proper inspection of DB Team Construction Activities.
- Ensured proper project documentation including information for DB team payment and materials certification.
- Coordinate current and future project staffing needs and inspector assignments with the Maintenance Office.
- Developed reporting systems and tracking databases for various maintenance contracts such as shoulder sweeping, guardrail and attenuator repair, and routine maintenance.
- Develop and provided specialized training such as conducting maintenance inspections, maintenance traffic control, and maintenance reporting. Schedule routine training for employees; including concrete testing certification by GDOT Lab, Worksite Erosion Control Supervisor certification (green card), GSWCC Level 1A certification (blue card) and testing on the ten Engineering Skills and Development Courses used by GDOT.

As the liaison project manager for GDOT District 7, Mr. Malcom's duties included the following:

- Serve as primary contact and on-site liaison between Atlas and GDOT.
- Coordinate project staffing needs and inspector assignments with each Area Office.
- Plan future staffing requirements with District Construction Engineer and Area Engineers; Includes coordinating staffing with the sub-consulting DBE firm to obtain contract DBE participation goals.
- Review and approve all employee payroll time sheets, weekly vehicle reports, etc.; coordinate with the home office of Atlas to resolve employee issues with health insurance and other employee benefits.
- Compile data for payrolls and vehicle expenses for monthly billing statement to GDOT.
- Schedule routine training for all employees; includes concrete testing certification by GDOT Lab, Worksite Erosion Control Supervisor certification (green card), GSWCC Level 1A certification (blue card); administering and testing inspectors on the ten Engineering Skills and Development Courses used by GDOT as part of training and promotion requirements; Provide Initial Training to all new hire inspectors as required by the Atlas training program for new employees. This training includes: orientation, payroll, health insurance, vehicle policy and safety policy explained; role and duties of an inspector; Atlas's organization and GDOT's organization. Arrange for on-the-job training by the use of the "buddy" system by assigning a new employee to work with a senior Atlas inspector that will provide hands-on experience and knowledge to prepare the new hire employee to perform his or her inspection duties; Atlas will train our inspectors, not GDOT.
- Review the performance rating of each inspector; Discuss ratings with the Area Engineers and the Project Engineers to determine if any areas of the inspector's performance need improvement. Counsel inspector on the items that need improvement. Schedule appropriate training to improve employee performance. Coordinate training with Dickey Forrester, Atlas Training Officer and CEI Coordinator.
- Take prompt action to remedy any personnel situation. Issues with non-performance or discipline of an Atlas employee discussed with the immediate supervisor. Necessary actions to resolve the situation will be taken. Ensure GDOT is satisfied with the measures taken.

Education

B.S., Civil Engineering,
Southern Technical Institute

Professional Training

Road Construction
Asphalt Paving
Bridge Construction
Concrete Culvert Construction
Concrete Field Work
Storm Drain Pipe Construction
Construction Reports
Office Engineering
Erosion Control
Traffic Control
PCC Inspection
Context Sensitive Design
Employee Management

Years of Experience

41

Years with Firm

10 (Hire Date: 5/2010-2017;
2018-present)

- Review the work of each employee on a quarterly basis to ensure project records conform to GDOT's requirements.
- Monitor employee safety issues; includes wearing of hardhat, reflective cap, reflective vest and reflective jacket. Inspect employee vehicles for proper maintenance, worn tires, proper inflation, body damage, functioning headlights, tail lights, turn signals and brake lights, functioning amber warning lights and the required windshield sticker to operate warning lights. Ensure that all employees buckle their seat belts at all times.

Mr. Malcom also served as a project manager for asset management during his previous tenure with Atlas. His duties included:

- Work with local governments in reviewing various assets such as pavements, signage, drainage performing condition assessments and determining repair priorities
- Train local government staff members on asset inspection methods and procedures

RELEVANT EXPERIENCE

Prior to joining Atlas, Mr. Malcom had a 30-year career with GDOT. During that time, his positions and responsibilities included the following:

State Equipment Management Administrator, 2004 – 2010

- Responsible for administration of statewide equipment management program, including determination of schedule for vehicle and other equipment replacement
- Reviewed justification and developed budgets for office operations and new equipment purchases
- Managed GDOT's vehicle and preventative maintenance program

Assistant State Maintenance Engineer, 2003 – 2004

- Administered statewide maintenance programs including resurfacing, interstate rehabilitation, pavement management and emergency response plans
- Assisted in development of budgets for statewide maintenance and operations
- Supervised statewide project development staff, landscape /enhancement staff and field liaisons
- Developed correspondence and reports in response to internal and external inquiries

Assistant District Engineer / District Preconstruction Engineer, 2000 – 2003

- Managed preconstruction activities in six-county metro district
- Monitored projects to ensure schedule compliance
- Reviewed project designs to ensure compliance with AASHTO and GDOT standards
- Monitored work of location / survey crews to assure accuracy and timeliness
- Provided oversight of GDOT's safety and legal offices for compliance with GDOT policies and procedures
- Served as district engineer when district engineer was not available

GDOT District Maintenance Engineer, D7. 1991-2000

Mike served as the D7 District Maintenance Engineer. He utilized maintenance activities reports to develop an annual budget based on maintenance needs and monitored D7's annual maintenance activities. Mike managed a budget of more than \$10 million per year and 290 employees performing maintenance activities on metro Atlanta roadways. He was responsible for the roadway pavement surveys for all state routes within D7, utilizing GDOT's PACES program, prioritizing projects for asphalt resurfacing and preparing maintenance resurfacing projects. He managed GDOT maintenance contracts with suppliers and contractors including negotiating prices, procurement, inspecting the work and ensuring prompt payments were made. He monitored the maintenance units' traffic and erosion control practices and assisted in developing complex traffic management and erosion control plans for staff. Mike has communicated and coordinated with internal and external customers during emergency and routine maintenance events, including major weather events and sporting events.

Project Inspector to D7 Assistant District Construction Engineer (1980 – 1991).

During this period of heavy construction, Mike used his hands-on approach to supervising construction of D7 projects that varied from local road resurfacings to major interstate widenings. He supervised all aspects of inspection, assisted project engineers with project documentation, and managed a staff of area engineers, project engineers, and inspectors. Mike was very involved with traffic shifts and inspection of contractor's traffic control and is considered an expert on traffic control and work zone safety. He attended weekly progress meetings on major projects and assisted the District Construction Engineer and the Area Engineers to ensure that all projects were adequately staffed so that all work was properly inspected. Mike's responsibility also included responding to concerns and complaints of local officials, citizens, contractors and GDOT personnel related to the construction projects.

JEFFERY D. BROWN

PROJECT MANAGER

EXPERIENCE & RESPONSIBILITIES

Jeffery Brown was a valuable addition to the Atlas team in 2019. He began working with Georgia DOT in early 2015 and quickly rose to the position of Area Engineer (manager) in the Augusta office. Since joining Atlas, Jeffery has assisted in managing the construction program for the DeKalb County SPLOST. His past experience has included:

RELEVANT EXPERIENCE

Project Manager – Atlas Technical Consultants

September 2019 - Present

- Managed horizontal construction projects for the DeKalb County SPLOST program, City of Chamblee, and City of Fairburn
- Managed the DeKalb County SPLOST resurfacing program
- Supervised a team of inspectors ranging from 1 year of experience to 30 or more
- Assured projects adhered to the plans, contract, and specifications to keep projects within scope, schedule, and budget
- Maintained active and positive client relationship with local governments
- Prepared project status reports for clients
- Reviewed construction project bids placed by contractors
- Served as the liaison between construction project contractors and departments within DeKalb County Government
- Assigned personnel to projects based on demand to ensure adequate inspection coverage across the program

Area Manager District 2 Area 4 Augusta – Georgia Department of Transportation

March 2018 – September 2019

- Managed construction and maintenance activities for Richmond, Columbia, McDuffie, Lincoln, Wilkes, and Warren counties
- Managed and planned a Construction Work Program for an area office
- Planned and assigned personnel to projects based on projects being let within a two-year window on the Preconstruction Status Report
- Managed construction, maintenance, and CEI personnel ranging from no experience to 30 plus years of experience
- Successfully completed the Management Development Program
- Successfully completed the Plan Development Process
- Reviewed field plan review plans and added comments for discussion
- Engaged learning opportunities for staff members by tasking them with presentations to present to their peers on relevant topics such as the Construction Manual, Standard Specifications, Project Closeout, Traffic Control, etc.
- Developed an inclement weather plan
- Monitored project financial reports and monthly pay estimates to ensure projects stayed within budget
- Monitored progress schedule charts against monthly pay estimates to be sure projects remained on schedule

Assistant Area Engineer Construction District 2 Area 5 Madison – Georgia Department of Transportation

June 2017 – February 2018

- Managed the progress of active and future projects within GDOT District 2 Area 5 which consists of Jasper, Greene, Taliaferro, Oglethorpe, Morgan, and Newton Counties
- Used Site Manager to review construction project pay estimates for accuracy before approval
- Handled various correspondence for multiple projects and successfully prioritized them based on urgency

Education

B.S., Civil Engineering, Georgia Southern University

Professional Training

GDOT Management Development Program
GDOT Project Engineer's Academy
GDOT Plan Development Process

Professional Certifications

GDOT Field Concrete Technician
GDOT Worksite Erosion Control Supervisor
GDOT Lightweight Vehicle Operator
Level 1A Certified Personnel, Georgia Soil and Water Conservation Commission
OSHA 10 Certification

Years of Experience

9

Years with Firm

2 (Hire Date: 9/16/2019)

- Used ProjectWise to upload electronic project documentation
- Received Interview Selection Process training to participate in interviews for construction project engineers in my area
- Received PACES (Pavement Condition Evaluation System) training to assist the area manager and the maintenance assistant in COPACES ratings
- Performed COPACES ratings for states routes within District 2 Area 5
- Planned and supervised the work of subordinate staff members
- Prepared monthly Cost of Engineering reports, Project Pending Final Payment, and Major Projects Open to Traffic

Civil Engineer 2 District 2 Area 4 Augusta- Georgia Department of Transportation

January 2015- June 2017

- Managed construction projects ranging from \$2 million to \$9 million
- Used Site Manager to submit monthly pay estimates for pay items completed
- Perform inspections on construction project items such as concrete, asphalt, and bridge work to ensure they were built per standards and plans
- Submitted federally required reports (DBE, payrolls, Material Certificate Checklist etc.)
- Managed a project staff of inspectors with various levels of experience
- Set goals and duties for the project staff to successfully complete the construction project on time and within budget
- Successfully managed three projects at once after one year of hire and managed my fourth within two years of hire
- Successfully completed the Professional Engineer Development Program
- Successfully completed the Project Engineer's Academy within one year of hire
- Interacted with the general public to address any questions or concerns they may have about the construction project
- Trained newer GDOT employees and consultants on construction management and inspection methods
- Held preconstruction conference meetings with contractors and utility companies

Surveyor and Draftsman Intern – G. Ben Turnipseed Engineers

December 2011- August 2014

- Used AutoCAD technology for drafting
- Used instruments such as the Total Station and GPS to perform land surveying
- Performed secretarial tasks such as filing, answering phones, preparing letters, and scanning plans
- Performed manhole inspection reports
- Used Microsoft Excel and Google Earth to prepare and plan project cost estimates
- Drafted utility maps for various cities

Computer and Other Skills

- Auto CAD
- Microsoft Word
- Microsoft Excel
- Microsoft Outlook
- Microsoft PowerPoint
- Adobe Acrobat
- Bluebeam Revu
- Contract Authorization Tracking System (CATS)
- SiteManager
- ProjectWise

TOREY GARRISON

CONSTRUCTION INSPECTOR

EXPERIENCE & RESPONSIBILITIES

Torey Garrison has more than 20 years of experience in construction materials testing (CMT) and laboratory testing. He is experienced with field grade evaluation and stabilization as well as asphaltic concrete placement inspection and testing. Mr. Garrison is experienced in performing field testing, deep and shallow foundation testing and inspections, and subgrade inspections. He performs compressive strength testing of reinforced concrete; performs slump, air content, unit volume weight and mix temperature when, strength specimens are made for quality control checks. Mr. Garrison has monitored and inspected construction projects at various phases by observing earthwork, backfill, foundation excavation, and soil placement to work-in progress activities and upon completion to ensure compliance with specifications, standards, approved gauge, sand cone, drive ring methods to achieve wet density, moisture content, dry density and percent compaction of materials used for quality control results. Ensured that data obtained from results are in compliance with site specifications.

Education

High School Graduate

Professional Certifications

ACI Concrete Field Testing Technician
Level 1A Certified Personnel,
Georgia Soil and Water
Conservation Commission

Years of Experience

20

Years with Firm

2 (Hire Date: 1/4/2019)

RELEVANT PROJECT EXPERIENCE

Georgia Express Lanes Northwest Corridor, Cobb/Cherokee Counties

Provided construction inspection support for this multi-year road construction project in northwest Georgia. The Northwest Corridor project is designed to improve travel in the I-75/I-575 corridor by adding 29.7 miles of toll lanes (including reversible managed lanes) along I-75 from Akers Mill Rd to Hickory Grove Rd and along I-575 from I-75 to Sixes Road along with express lanes. Project involved construction of new bridges, roadways, MSE walls, and sound barriers.

GDOT Roadway Testing Technicians for Construction Materials Sampling, Testing, and Inspection on Projects for Districts 1, 3 and 6

Performed on-call QA laboratory testing for the physical lab branch of GDOT Office of Materials and Testing, Forest Park, Georgia. Primarily assigned to mortar/bar testing section of the lab. Performed a number of test methods and requirements of AASHTO, ASTM and GDOT to determine the index and engineering properties of the Mortar mix materials.

Maynard H. Jackson International Terminal (MHJIT) Hartsfield-Jackson Atlanta International Airport, City of Atlanta

This project involved construction of a new terminal as part of the airport's expansion program. The project included construction of several elements: terminal building, connector, apron embankment, paving, roadways, bridges, parking lots and decks. In his role, he performed the following:

- Performed foundation evaluations for bearing pressure using a dynamic cone penetrometer and notified engineer of the results
- Performed subgrade inspections
- Performed laboratory and field Proctors on soil samples in accordance with standard test methods and procedures to develop moisture content-dry density relationship curves
- Performed in-place density tests where soils are being placed and compacted, and report results to client
- Observed proof-rolls on parking lots and roadways to insure there is no excessive pumping or yielding of soils prior to placement of graded aggregate base
- Measured slump, air content, temperature, unit weight, and yield of concrete in accordance with established standards and specifications for the project
- Cast test cylinders, beams, grout prisms, and mortar cubes to determine strengths



January 21, 2022

Mr. Lester Thompson
 Director of Community Development/Public Works
 City of Fairburn
 26 W. Campbellton St.
 Fairburn, Georgia 30213

20-191-L008
 Page 1 of 3

Via e-mail

Sub.: IFB 19-005, PI 0012636, SR 14; CS 4130/W CAMPBELLTON ROAD & CS 4050/SMITH STREET

Ref.: Time impact evaluation and time extension request

Dear Mr. Lester:

As requested, see below the time impact evaluation and a time extension request for the referenced project.

Time impact evaluation:

Weather delays and holiday restrictions: See below a chart for all allowed days from GDOT vs. the actual impact at the Jobsite. Keep in mind that this includes a forecast for 2022 similar to the days permitted by GDOT.

Year	Month	GDOT						P2K	Diff Real
		Weekends	Rain days	Cold days	Wet days	Holidays	Total		
2020	July	9.00	2.00		1.00	1.00	4.00	14.00	10.00
	August	9.00	2.00		1.00	-	3.00	19.00	16.00
	September	9.00	2.00		1.00	1.00	4.00	12.00	8.00
	October	9.00	2.00	1.00	1.00	1.00	5.00	3.00	(2.00)
	November	9.00	2.00	2.00	1.00	3.00	8.00	6.00	(2.00)
	December	9.00	2.00	5.00	1.00	2.00	10.00	8.00	(2.00)
2021	January	9.00	3.00	5.00	1.00	2.00	11.00	7.00	(4.00)
	February	8.00	3.00	4.00	1.00	-	8.00	8.00	-
	March	9.00	3.00	2.00	1.00	-	6.00	10.00	4.00
	April	9.00	2.00	1.00	1.00	1.00	5.00	-	(5.00)
	May	9.00	2.00		1.00	1.00	4.00	8.00	4.00
	June	9.00	2.00		1.00	-	3.00	11.00	8.00
	July	9.00	2.00		1.00	1.00	4.00	19.00	15.00
	August	9.00	2.00		1.00	-	3.00	15.00	12.00
	September	9.00	2.00		1.00	1.00	4.00	12.00	8.00
	October	9.00	2.00	1.00	1.00	1.00	5.00	9.00	4.00
	November	9.00	2.00	2.00	1.00	3.00	8.00	6.00	(2.00)
	December	9.00	2.00	5.00	1.00	2.00	10.00	11.00	1.00
2022	January	9.00	3.00	5.00	1.00	2.00	11.00	4.00	(7.00)
	February	8.00	3.00	4.00	1.00	-	8.00	8.00	-
	March	9.00	3.00	2.00	1.00	-	6.00	6.00	-
	April	9.00	2.00	1.00	1.00	1.00	5.00	5.00	-
Totals		196.00	50.00	40.00	22.00	23.00	135.00	WD	66.00
								CD	93.00



January 21, 2022

Mr. Lester Thompson
Director of Community Development/Public Works
City of Fairburn
26 W. Campbellton St.
Fairburn, Georgia 30213

20-191-L008
Page 2 of 3

The total number of workdays that the inclement weather has prevented P2K from completing any work is 66 days. Therefore, the total calendar days are **93 days**.

The 93 days includes all impacts by different restrictions, including holidays.

Additional work and change orders: see below the list of activities performed by P2K during the time of the contract:

Date	Description	Work days
10/6/2020	Tank removal	10.00
10/13/2020	Planter	7.00
12/1/2020	Additional MH system B	5.00
11/9/2021	Additioanl Collar	10.00
11/9/2022	Underpass paint	10.00
11/9/2022	W Cambellton Corner	44.00

The total number of workdays P2K spent executing additional work is 86 days. Therefore, the total calendar days are **121 days**.

Loss of production due to COVID-19: As everyone is aware, the construction has been impacted dramatically by the pandemic. Unfortunately, COVID-19 has created a new way of living and working. Significant factors affected the project; We estimate a 12% loss of production due to the implementation of additional safety protocols imposed by COVID implemented to mitigate its spread. However, it is extremely difficult to measure the impact generated by the pandemic. In addition, there are additional losses of productivity not included in the estimated 12% caused by quarantine, testing time, waiting period for results and, shortage of personnel.

The total number of workdays that COVID has added to the execution of the scope of work is approximately **66 calendar days**.

To summarize the time impact on this project, P2K added the total number of calendar days affected by the weather and holidays and the COVID-19 impact resulting in **281 days** as a time extension request. The new substantial completion date would be **4/13/2022**. This request does not include the impact generated to P2K executing out-of-sequence work due to RFI's resolutions, conflict with adjacent properties, or unknown underground utilities.

P2K would like to stress its commitment to deliver a project with quality and meet the City's expectations. Therefore, P2K will work diligently to meet the mentioned substantial completion.



January 21, 2022

Mr. Lester Thompson
Director of Community Development/Public Works
City of Fairburn
26 W. Campbellton St.
Fairburn, Georgia 30213

20-191-L008
Page 3 of 3

Should you have any questions, do not hesitate to contact me.

Best regards,

A handwritten signature in black ink, appearing to read 'German Zamora', written over the printed name.

German Zamora
Project Manager
Precision 2000, Inc.

250-Grants Fund
Police

[illegible]

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>Capital Outlay</u>							
250-4100-54-1100 REBC Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
250-4100-54-1300 TE Project Hwy 29/138	0.00	0.00	0.00	0.00	0.00	0.00	0.00
250-4100-54-1405 Interchange Study SR	0.00	0.00	0.00	0.00	0.00	0.00	0.00
250-4100-54-1410 Interchange Design -	582,751.00	60,172.60	0.00	60,172.60	0.00	522,578.40	10.33
250-4100-54-1415 Interchange - Acquisi	0.00	0.00	0.00	0.00	0.00	0.00	0.00
250-4100-54-1420 Interchange Construct	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Capital Outlay	582,751.00	60,172.60	0.00	60,172.60	0.00	522,578.40	10.33
TOTAL Public Works Admin	582,751.00	60,172.60	0.00	60,172.60	0.00	522,578.40	10.33

250-Grants Fund
CDBG

[illegible]

250-Grants Fund
LCI Implementation

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>Capital Outlay</u>							
250-4203-54-1403 LCI Implementation Gr	2,475,686.00	685,053.46	0.00	685,053.46	0.00	1,790,632.54	27.67
250-4203-54-1404 LCI Downtown Master P	73,711.00	10,619.80	0.00	10,619.80	0.00	63,091.20	14.41
250-4203-54-2500 LWCF - Grant Purchase	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL Capital Outlay	2,549,397.00	695,673.26	0.00	695,673.26	0.00	1,853,723.74	27.29
TOTAL LCI Implementation	2,549,397.00	695,673.26	0.00	695,673.26	0.00	1,853,723.74	27.29

[illegible]

CITY OF FAIRBURN
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2021

250-Grants Fund
Economic Development

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<hr/>							
<u>Purchased-Contracted</u>							
250-7500-52-1210 Special Projects	<u>10,000.00</u>	<u>4,800.00</u>	<u>0.00</u>	<u>4,800.00</u>	<u>0.00</u>	<u>5,200.00</u>	<u>48.00</u>
TOTAL Purchased-Contracted	10,000.00	4,800.00	0.00	4,800.00	0.00	5,200.00	48.00
<hr/>							
<u>Capital Outlay</u>							
250-7500-54-2500 Other Equipment	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL Capital Outlay	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<hr/>							
TOTAL Economic Development	10,000.00	4,800.00	0.00	4,800.00	0.00	5,200.00	48.00
	=====	=====	=====	=====	=====	=====	=====
<hr/>							
TOTAL EXPENDITURES	4,029,582.00	1,154,345.62	0.00	1,154,345.62	0.00	2,875,236.38	28.65
	=====	=====	=====	=====	=====	=====	=====

*** END OF REPORT ***



CITY OF FAIRBURN

CITY COUNCIL AGENDA ITEM

SUBJECT: Consider Resolution in relation to the intent of Georgia Public Web, Inc. to enter into a certain Asset Purchase Agreement by and between GPW and between Macquarie Capital

() AGREEMENT () POLICY / DISCUSSION () CONTRACT
() ORDINANCE (X) RESOLUTION () OTHER

Submitted: 02/04/2022

Work Session: 02/14/2022

Council Meeting: 02/14/2022

DEPARTMENT: City Attorney's Office

BUDGET IMPACT: N/A

PUBLIC HEARING? () Yes (X) No

PURPOSE: For Mayor and Council to authorize the provision of consent of the City of Fairburn, as an active member of Georgia Web, Inc., to approve GPW entering into an Asset Purchase Agreement by and between Macquarie Capital and authorizing the Mayor to execute the same on the behalf of the City of Fairburn.

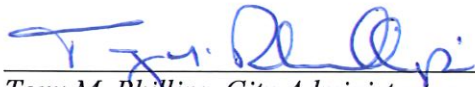
FACTS AND ISSUES: The City of Fairburn has been a participant in the Municipal Electrical Authority of Georgia (MEAG) (the "Authority") Telecommunications Project Contract (the "Contract") since May 1, 1996. The participation of Georgia cities in the Contract enabled the Authority to finance the cost of acquiring and constructing a Telecommunications System on behalf of participants executing Telecommunications Contracts. The participating Georgia cities (the "Participant(s)") and the Authority entered a First Amendment to the Contract, dated February 1, 1997, a Second Amendment to the Contract, dated June 1, 1997, and a Third Amendment to the Contract, dated January 1, 2008 (the "Contract" and stated amendments collectively referred to as the "Amended Contract"). The Amended Contract provides in Article III that the Authority "shall acquire, own, operate and maintain the Telecom Project in a prudent manner for the benefit of the Participants and for other purposes."

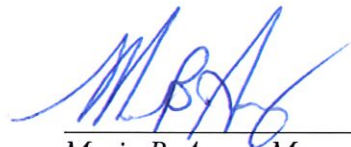
Georgia Public Web, Inc. ("GPW") is a non-profit organization owned by thirty-two municipalities across the state of Georgia, including the City. The City of Fairburn's member percentage investment in GPW is calculated at 2.547%. GPW and its member cities have promoted public-private partnerships with a goal of bringing high-speed broadband services to communities that desire to unlock workforce potential, educational and job growth initiatives. The Authority entered into a Master Agreement dated January 23, 2001 with GPW wherein the Authority granted GPW the right to lease or otherwise utilize the assets comprising the Telecom Project in exchange for GPW agreeing to operate and maintain such assets for the benefit of the Participants in the Telecommunications Project and to assume such other obligations of the Authority deemed necessary.

GPW has an opportunity to take GPW's mission to the next level by entering into an Asset Purchase Agreement with Macquarie Capital. The majority of the member cities of GPW must authorize the approval of the Asset Purchase Agreement. GPW is seeking approval from its Member Participants to sell all assets, which also requires an authorized sale by MEAG Power of any remaining ownership interest in certain assets which comprise the Telecommunications Project. In order to effect certain changes to the Amended Contract, the City has determined to enter into a Fourth Amendment to the Telecommunications Contract with MEAG Power (the "Fourth Amendment").

These transactions were discussed during the annual MEAG Summit and received unanimous support from GPW's member cities statewide. The Mayor and City Council are requested to authorize the execution and performance of an amendment to the Telecommunications Project Contract and the execution and performance the Written Consent of the Members of Georgia Public Web, Inc. on behalf of the City.

RECOMMENDED ACTION: Recommendation for Mayor and Council to adopt the resolution to (1) authorize the execution, delivery and performance of the Fourth Amendment to the Telecommunications Project Contract with the Municipal Electric Authority of Georgia and to authorize the Mayor to execute the same on behalf of the City of Fairburn; and (2) authorize the provision of consent of the City of Fairburn, as an active member of Georgia Web, Inc., to approve GPW entering into an Asset Purchase Agreement by and between Macquarie Capital and authorizing the Mayor to execute the same on the behalf of the City of Fairburn.



Tony M. Phillips, City Administrator

Mario B. Avery, Mayor

1 STATE OF GEORGIA
2 COUNTY OF FULTON
3

RESOLUTION NO: _____

4 **A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF**
5 **FAIRBURN, GEORGIA, TO AUTHORIZE EXECUTION, DELIVERY AND**
6 **PERFORMANCE, AS APPROPRIATE, OF THE FOLLOWING DOCUMENTS, ALL IN**
7 **CONNECTION WITH THE ASSET SALE BY GEORGIA PUBLIC WEB, INC. (GPW):**
8 **THE FOURTH AMENDMENT TO THE TELECOMMUNICATIONS PROJECT**
9 **CONTRACT WITH THE MUNICIPAL ELECTRIC AUTHORITY OF GEORGIA; THE**
10 **WRITTEN CONSENT OF THE MEMBERS OF GEORGIA PUBLIC WEB, INC.; AND**
11 **FOR OTHER PURPOSES.**
12

13 **WHEREAS**, the City of Fairburn has been a participant in the Municipal Electrical Authority of
14 Georgia (MEAG) (the "Authority") Telecommunications Project Contract (the "Contract") since
15 May 1, 1996; and
16

17 **WHEREAS**, the participation of Georgia cities in the Contract enabled the Authority to finance
18 the cost of acquiring and constructing a Telecommunications System on behalf of participants
19 executing Telecommunications Contracts; and
20

21 **WHEREAS**, the participating Georgia cities (the "Participant(s)") and the Authority entered a
22 First Amendment to the Contract, dated February 1, 1997, a Second Amendment to the Contract,
23 dated June 1, 1997, and a Third Amendment to the Contract, dated January 1, 2008 (the "Contract"
24 and stated amendments collectively referred to as the "Amended Contract"); and
25

26 **WHEREAS**, the Amended Contract provides in article III that the Authority "shall acquire, own,
27 operate and maintain the Telecom Project in a prudent manner for the benefit of the Participants
28 and for other purposes"; and
29

30 **WHEREAS**, Georgia Public Web, Inc. ("GPW") is a non-profit organization owned by thirty-two
31 municipalities across the state of Georgia, including the City; and
32

33 **WHEREAS**, the City of Fairburn's member percentage investment in GPW is calculated at
34 2.547%; and
35

36 **WHEREAS**, GPW and its member cities have promoted public-private partnerships with a goal
37 of bringing high-speed broadband services to communities that desire to unlock workforce
38 potential, educational and job growth initiatives; and
39

40 **WHEREAS**, the Authority entered into a Master Agreement dated January 23, 2001 with GPW
41 wherein the Authority granted GPW the right to lease or otherwise utilize the assets comprising
42 the Telecom Project in exchange for GPW agreeing to operate and maintain such assets for the
43 benefit of the Participants in the Telecommunications Project and to assume such other obligations
44 of the Authority deemed necessary; and
45

46 **WHEREAS**, GPW has an opportunity to take GPW's mission to the next level by entering into
47 an Asset Purchase Agreement with Macquarie Capital; and
48

49 **WHEREAS**, the majority of the member cities of GPW must authorize the approval of the Asset
50 Purchase Agreement; and
51

52 **WHEREAS**, GPW is seeking approval from its Member Participants to sell all assets, which also
53 requires an authorized sale by MEAG Power of any remaining ownership interest in certain assets
54 which comprise the Telecommunications Project; and
55

56 **WHEREAS**, in order to effect certain changes to the Amended Contract, the City has determined
57 to enter into a Fourth Amendment to the Telecommunications Contract with MEAG Power (the
58 "Fourth Amendment");
59

60 **WHEREAS**, the foregoing transactions were discussed during the annual MEAG Summit and
61 received unanimous support from GPW's member cities statewide; and
62

63 **WHEREAS**, the Mayor and City Council are requested to authorize the execution and
64 performance of an amendment to the Telecommunications Project Contract; and
65

66 **WHEREAS**, the Mayor and City Council are requested to authorize the Mayor to execute the
67 Written Consent of the Members of Georgia Public Web, Inc. on behalf of the City;
68

69 **WHEREAS**, the Mayor and City Council of the City of Fairburn, Georgia have determined that
70 the within authorizations are in the best interest of the City.
71

72 **NOW THEREFORE BE IT RESOLVED**, that the Mayor is hereby authorized and directed to
73 execute and perform, and the Clerk or any Assistant Clerk, is hereby authorized to attest, the Fourth
74 Amendment, in substantially the form thereof that has been attached hereto as **Exhibit A** and filed
75 in the Minute Book of the City; and
76

77 **BE IT FURTHER RESOLVED**, that the Mayor is hereby authorized and directed to execute and
78 deliver the Written Consent of the Members of Georgia Public Web, Inc. on behalf of the City, in
79 substantially the form attached hereto as **Exhibit B** and incorporated herein by this reference; and
80

81 **BE IT FURTHER RESOLVED**, that the Mayor is authorized to take any further actions and
82 execute and deliver any other documents necessary to carry out the purposes of this Resolution,
83 the Fourth Amendment, as amended from time to time, and the Written Consent; and
84

85 **BE IT FINALLY RESOLVED**, that any and all resolutions in conflict with resolution be and the
86 same are hereby repealed, only to the extent of such conflict.
87

88 **REMAINDER OF PAGE INTENTIONALLY LEFT BLANK**
89 **SIGNATURES APPEAR ON FOLLOWING PAGE**
90
91

92 This ____ day of _____, 2022.

93

94

95

96

97

98

99 ATTEST:

Mario B. Avery, Mayor

APPROVED AS TO FORM:

100

101

102 _____
Deannia Ray, City Clerk

Rory K. Starkey, City Attorney

103

EXHIBIT A

FOURTH AMENDMENT TO TELECOMMUNICATIONS PROJECT CONTRACT

**FOURTH AMENDMENT TO
TELECOMMUNICATIONS PROJECT CONTRACT
BETWEEN
MUNICIPAL ELECTRIC AUTHORITY OF GEORGIA
AND
THE UNDERSIGNED PARTICIPANT**

This Fourth Amendment to the Telecommunications Project Contract, made and entered into as of _____, 2022, by and between the Municipal Electric Authority of Georgia, a public body corporate and politic, a public corporation and an instrumentality of the State of Georgia (the "Authority"), created by the provisions of Ga. L. 1975, p. 107 (codified at O.C.G.A. § 46-3-110, et seq.), as amended, and the undersigned political subdivision of the State of Georgia, hereinafter sometimes designed as the Participant (hereinafter, the "Fourth Amendment").

W I T N E S S E T H:

WHEREAS, the Participant and the Authority have heretofore entered into a Telecommunications Project Contract, dated as of May 1, 1996 (the "Telecommunications Contract"), under which the Authority agreed to finance the cost of acquiring and constructing a Telecommunications System on behalf of those Participants executing Telecommunications Contracts, and

WHEREAS, the Participant and the Authority have heretofore entered into a First Amendment to Telecommunications Contract dated as of February 1, 1997, a Second Amendment to Telecommunications Contract dated as of June 1, 1997, and a Third Amendment to the Telecommunications Contract dated as of January 1, 2008, for the purposes stated in the respective documents (hereinafter "the Amended Telecommunications Project Contract"); and,

WHEREAS, the Amended Telecommunications Contract provides in Article III that the Authority “shall acquire, own, operate and maintain the Telecom Project in a prudent manner for the benefit of the Participants, and for the benefit of Project One”;

WHEREAS, the Authority entered into a Master Agreement dated January 23, 2001 with Georgia Public Web, Inc. (GPW), wherein the Authority granted to GPW the right to lease or otherwise utilize the assets comprising the Telecom Project in exchange for GPW agreeing to operate and maintain such assets for the benefit of the Participants in the Telecommunications Project and to assume such other obligations of the Authority;

WHEREAS, GPW’s Board, has approved, subject to the approval of its Members, an Asset Purchase Agreement with Macquarie Newco, LLC (hereinafter “Macquarie”) providing for a sale by GPW of substantially all of its assets, as described in the draft of the Asset Purchase Agreement provided by GPW to its Members for review and approval (hereinafter the Transaction);

WHEREAS, the Transaction, if approved by GPW Members, also requires a sale by MEAG Power of any remaining ownership interest in certain of the assets comprising the Telecommunications Project;

NOW, THEREFORE, it is agreed by and between the Parties hereto as follows:

Section 1. The Amended Telecommunications Contract is hereby further amended by adding the following additional Section:

Section 309. MEAG Power is authorized to sell those properties, telecommunication facilities, fibers and other equipment comprising the Telecommunications Project for which legal title is still held by MEAG Power as may be necessary to facilitate the Transaction. However, MEAG Power’s authority under this Section is

conditioned upon the GPW Members first approving the proposed Transaction.

Section 2. If any provision hereof shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof or of the Telecommunications Contract.

Section 3. This Fourth Amendment to Telecommunications Contract may be executed in any number of counterparts, each of which shall be deemed to an original, but all of which together shall constitute one and the same instrument.

Section 4. This Fourth Amendment to Telecommunications Contract shall be governed by, and construed and enforced in accordance with, the laws of the State of Georgia.

Section 5. Except as otherwise specifically provided herein, all words and phrases utilized in this Fourth Amendment shall have the same meaning as the definitions of the terms contained in the Amended Telecommunications Contract, and, by this reference thereto, the same are incorporated herein.

IN WITNESS WHEREOF, the Municipal Electric Authority of Georgia has caused this Fourth Amendment to the Amended Telecommunications Contract to be executed in its corporate name by its duly authorized officer and the Authority has caused this Fourth Amendment to Telecommunications Contract to be executed in its corporate name by its duly authorized officer and its corporate seal to be hereunto impressed and attested, and delivery hereof by the Authority to the Participant is hereby acknowledged, on the date and year first above written.

**MUNICIPAL ELECTRIC AUTHORITY OF
GEORGIA**

By: _____
Name: James E. Fuller
Title: President & CEO

ATTEST:

By: _____
Name: _____
Title: _____

APPROVED AS TO FORM:

Peter M. Degnan
Sr. Vice President & General Counsel

CITY OF FAIRBURN

By: _____
Name: Mario B. Avery
Title: Mayor

ATTEST:

By: _____
Name: Deannia Ray
Title: City Clerk

APPROVED AS TO FORM:

Rory K. Starkey
City Attorney

EXHIBIT B

WRITTEN CONSENT OF THE MEMBERS OF GEORGIA PUBLIC WEB, INC.

**WRITTEN CONSENT
OF THE MEMBERS OF
GEORGIA PUBLIC WEB, INC.**

The undersigned, being members of Georgia Public Web, Inc., a nonprofit corporation organized and existing under the laws of the State of Georgia (the "**Corporation**"), pursuant to Section 14-3-704 of the Georgia Nonprofit Corporation Code and the Bylaws of the Corporation, hereby consent that the following actions be taken by the Corporation and that the following resolutions be adopted without the necessity of a formal or informal meeting by the Corporation and without the requirement of any notices of or materials with respect to such meeting for the purposes set forth hereafter, and hereby direct that this consent be delivered to the Corporation for inclusion in the minutes or filing with the corporate records.

RESOLVED, that the undersigned members of the Corporation hereby approve of the Corporation entering into the transactions substantially described in that certain Asset Purchase Agreement by and between the Corporation and other party named therein (the "**Agreement**"), a current copy of which is attached hereto as Exhibit A, and all other exhibits, documents and transactions related thereto or delivered therewith.

IN WITNESS WHEREOF, the undersigned do hereby give their consent to these resolutions.

[Signature pages attached]

**WRITTEN CONSENT
OF THE MEMBERS OF
GEORGIA PUBLIC WEB, INC.**

SIGNATURE PAGE

The City of Fairburn, Georgia

By: _____

Name: Mario B. Avery

Title: Mayor

Date signed: _____

Membership percentage: 2.547%

**WRITTEN CONSENT
OF THE MEMBERS OF
GEORGIA PUBLIC WEB, INC.**

ALL MEMBERS AND ALL PERCENTAGES

1.	City of Adel	3.184%
2.	City of Albany	11.574%
3.	City of Barnesville	1.158%
4.	City of Blakely	1.544%
5.	City of Cairo	2.315%
6.	City of Calhoun	4.245%
7.	City of Camilla	1.544%
8.	City of Cartersville	5.400%
9.	City of Commerce	1.544%
10.	City of Covington	3.473%
11.	Crisp County Power Commission	2.701%
12.	City of Douglas	3.082%
13.	City of Elberton	2.315%
14.	City of Ellaville	1.158%
15.	City of Fairburn	2.547%
16.	City of Fitzgerald	2.701%
17.	City of Forsyth	1.544%
18.	City of Fort Valley	2.315%
19.	City of Griffin	5.017%
20.	City of LaGrange	0.637%
21.	City of Marietta	11.963%
22.	City of Monticello	2.547%
23.	City of Moultrie	3.087%
24.	City of Newnan	5.094%
25.	City of Norcross	1.544%
26.	City of Palmetto	1.158%
27.	City of Quitman	1.544%
28.	City of Sandersville	1.544%
29.	City of Sylvania	1.930%
30.	City of Thomaston	1.930%
31.	City of Thomasville	5.731%
32.	City of Washington	<u>1.930%</u>
		100.00%

**WRITTEN CONSENT
OF THE MEMBERS OF
GEORGIA PUBLIC WEB, INC.**

EXHIBIT A

Asset Purchase Agreement

Confidential

ASSET PURCHASE AGREEMENT

by and between

[Macquarie Newco, LLC]

and

Georgia Public Web, Inc.

dated as of _____, 202_

Table of Contents

ARTICLE 1: DEFINITIONS.....	1
ARTICLE 2: PURCHASE AND SALE OF ASSETS.....	11
2.1 AGREEMENT TO PURCHASE AND SELL; ASSUMPTION	11
2.2 PURCHASED ASSETS.....	12
2.3 RETAINED ASSETS	13
2.4 ASSUMED LIABILITIES	14
2.5 RETAINED LIABILITIES.....	14
2.6 TRANSFER OF PURCHASED ASSETS OR ASSUMPTION OF ASSUMED LIABILITIES NOT EFFECTED AT THE CLOSING.....	16
ARTICLE 3: PURCHASE PRICE; ADJUSTMENT; ALLOCATION	17
3.1 PURCHASE PRICE	17
3.2 PURCHASE PRICE ADJUSTMENT	17
3.3 ALLOCATION.....	19
3.4 INVENTORY	20
ARTICLE 4: REPRESENTATIONS AND WARRANTIES OF THE SELLER	21
4.1 EXISTENCE; GOOD STANDING AND CAPITALIZATION.....	21
4.2 POWER	21
4.3 ENFORCEABILITY	21
4.4 NO CONFLICT.....	22
4.5 CONSENTS	22
4.6 PROPERTY	22
4.7 NECESSARY PROPERTY	23
4.8 PROCEEDINGS	23
4.9 COMPLIANCE WITH LAWS	23
4.10 CONDUCT OF BUSINESS	24
4.11 LABOR MATTERS	25
4.12 EMPLOYEE BENEFIT PLANS.....	26
4.13 ENVIRONMENTAL.....	28
4.14 CONTRACTS	29
4.15 PERMITS	30
4.16 INTELLECTUAL PROPERTY.....	31
4.17 FINANCIAL STATEMENTS	33
4.18 UNDISCLOSED LIABILITIES	33
4.19 ACCOUNTS RECEIVABLE	33
4.20 INVENTORIES.....	34
4.21 TAXES	34
4.22 CUSTOMERS; VENDORS.....	35
4.23 RELATED PARTY TRANSACTIONS	35
4.24 BOOKS AND RECORDS	35
4.25 PRODUCT LIABILITY AND WARRANTY	36
4.26 INSURANCE	36
4.27 BROKERS.....	36
4.28 GOVERNMENT CONTRACTS.....	36
4.29 NETWORK	37
4.30 REGULATORY MATTERS.....	38
4.31 CERTAIN BUSINESS PRACTICES	39
4.32 DISCLOSURE.....	40

Table of Contents

ARTICLE 5: REPRESENTATIONS AND WARRANTIES OF THE PURCHASER.....	40
5.1 EXISTENCE AND GOOD STANDING	40
5.2 POWER	40
5.3 ENFORCEABILITY	40
5.4 NO CONFLICT.....	40
5.5 CONSENTS.....	40
5.6 NO FINANCING CONTINGENCY.....	40
5.7 BROKERS	40
ARTICLE 6: COVENANTS	41
6.1 CONDUCT OF BUSINESS.....	41
6.2 ACCESS TO INFORMATION.....	42
6.3 FULFILLMENT OF CONDITIONS	43
6.4 INTERIM FINANCIAL STATEMENTS	43
6.5 NOTIFICATION TO CHANGES	43
6.6 EVIDENCE OF LIEN TERMINATIONS	43
6.7 CONSENTS.....	43
6.8 REGULATORY CONSENT.....	44
6.9 FURTHER ASSURANCES.....	45
6.10 SUPPLEMENTS TO DISCLOSURE SCHEDULES.....	45
6.11 EMPLOYEE MATTERS	45
6.12 TAX MATTERS.....	47
6.13 RISK OF LOSS	48
6.14 FINANCING COOPERATION	48
6.15 MEAG OFFICE LEASE AND MEAG RIGHTS AND ASSETS	49
6.16 UNIVERSAL SERVICE FUND CERTIFICATIONS	50
ARTICLE 7: CONDITIONS TO CLOSING.....	50
7.1 OF THE PURCHASER	50
7.2 OF THE SELLER	52
7.3 OF THE PARTIES	52
ARTICLE 8: CLOSING	53
ARTICLE 9: TERMINATION.....	53
9.1 TERMINATION	53
9.2 EFFECT OF TERMINATION.....	54
ARTICLE 10: REMEDIES.....	54
10.1 GENERAL INDEMNIFICATION OBLIGATION	54
10.2 NOTICE AND OPPORTUNITY TO DEFEND.....	55
10.3 SURVIVABILITY; LIMITATIONS	56
10.4 SPECIFIC PERFORMANCE	56
10.5 ADJUSTMENTS TO PURCHASE PRICE.....	57
10.6 RELEASE OF INDEMNIFICATION ESCROW AMOUNT.	57
10.7 EXCLUSIVE REMEDY	57
ARTICLE 11: MISCELLANEOUS.....	58
11.1 PRESS RELEASE AND ANNOUNCEMENTS	58
11.2 NO ASSIGNMENT	58
11.3 HEADINGS	58

Table of Contents

11.4	INTEGRATION, MODIFICATION AND WAIVER	58
11.5	CONSTRUCTION	58
11.6	SEVERABILITY	58
11.7	NOTICES	58
11.8	GOVERNING LAW	60
11.9	COUNTERPARTS.....	60
11.10	JURISDICTION	60
11.11	EXPENSES.....	60
11.12	WAIVER OF JURY TRIAL.....	60
11.13	RISK OF LOSS	60

ASSET PURCHASE AGREEMENT

This Asset Purchase Agreement (this “*Agreement*”), dated as of _____, 202_, is by and between [Macquarie Newco, LLC], a Delaware limited liability company (the “*Purchaser*”) and Georgia Public Web, Inc., a Georgia non-profit corporation (the “*Seller*”).

Background

A. The Seller is engaged in the business of providing telecommunication services (the “*Business*”).

B. The Purchaser desires to purchase from the Seller, and the Seller desires to sell to the Purchaser, all of the Seller’s right, title and interest in and to the Purchased Assets (as hereinafter defined).

C. The Seller desires to transfer to the Purchaser, and the Purchaser desires to accept and assume from the Seller, the Assumed Liabilities (as hereinafter defined).

Now, therefore, in consideration of the mutual promises and representations and subject to the terms and conditions herein contained, and other good and valuable consideration, had and received, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

ARTICLE 1: Definitions

“*Additional Inventory Item*” has the meaning set forth in Section 3.4(c).

“*Affiliate*” of any Person means any Person directly or indirectly controlling, controlled by, or under common control with, any such Person and any officer, director, or controlling person of such Person.

“*Agreement*” has the meaning set forth in the preamble.

“*Allocation*” has the meaning set forth in Section 3.3.

“*Allocation Schedule*” has the meaning set forth in Section 3.3.

“*Ancillary Agreements*” means the Bill of Sale, the Escrow Agreement, the Assumption Agreement, Assignment and Assumption of Lease and each agreement, document, instrument or certificate contemplated by this Agreement or to be executed by the Purchaser or the Seller in connection with the consummation of the transactions contemplated by this Agreement, in each case only as applicable to the relevant party or parties to such Ancillary Agreement, as indicated by the context in which such term is used.

“*Arbitration Firm*” has the meaning set forth in Section 3.2(c).

“*Assignment and Assumption of Lease*” has the meaning set forth in Section 7.1(h)(vii).

“*Assumed Liabilities*” has the meaning set forth in Section 2.4.

“*Assumption Agreement*” has the meaning set forth in Section 7.2(e)(ii).

“*Bill of Sale*” has the meaning set forth in Section 7.1(h)(ii).

“*Business*” has the meaning set forth in the recitals.

“**CARES Act**” means the Coronavirus Aid, Relief, and Economic Security Act of 2020, as in effect from time to time, together with all rules and regulations and guidance issued by any Governmental Authority with respect thereto and any similar or successor statute with respect thereto (including for the avoidance of doubt the Consolidated Appropriations Act of 2021, P.L. 116-260), and any similar applicable executive order or executive memo (including the Memorandum on Deferring Payroll Tax Obligations in Light of the Ongoing COVID-19 Disaster, dated August 8, 2020, and Internal Revenue Service Notice 2020-65).

“**Claims Notice**” has the meaning set forth in Section 10.2(a).

“**Closing**” has the meaning set forth in ARTICLE 8.

“**Closing Date**” has the meaning set forth in ARTICLE 8.

“**Closing Working Capital**” has the meaning set forth in Section 3.2(b).

“**Code**” means the Internal Revenue Code of 1986, as amended.

“**Communications Act**” means the Communications Act of 1934, as amended, and the rules, regulations, and published policies, procedures, orders and decision of the FCC.

“**Communications Law**” means (a) the Communications Act; (b) the State Telecommunications Laws; and (c) any Laws of any other Governmental Authority regulating or overseeing communications facilities or communications services, including Laws relating to the occupancy or use of any public rights-of-way.

“**Communications License**” means any Permit issued by the FCC, a State PUC or any applicable Governmental Authority pursuant to the applicable Communications Laws.

“**Consent Condition**” has the meaning set forth in Section 6.8(b).

“**Consents**” has the meaning set forth in Section 4.5.

“**Contracts**” means any contracts, agreements, purchase orders, bids, proposals, leases, instruments and other arrangements (whether written or oral) currently in effect.

“**Count**” has the meaning set forth in Section 3.4(b).

“**Debt Financing**” has the meaning set forth in Section 6.14(a).

“**Effective Time**” has the meaning set forth in ARTICLE 8.

“**Employee Benefit Plans**” has the meaning set forth in Section 4.12(a).

“**Environment**” means soil, soil gas, surface waters, groundwater, drinking water, natural resources (including flora and fauna), land, stream sediments, surface or subsurface strata, ambient air, indoor air or indoor air quality, including any material or substance used in the physical structure of any building or improvement.

“**Environmental Condition**” means any condition, existing on or before the Closing (but regardless of when discovered), of the Environment with respect to the Leased Real Property, which violates any Environmental Law, or results in any Release, or Threat of Release, claim, demand, order or liability.

“Environmental Law” means any Law relating to (a) protection of the Environment, (b) Releases, manufacture, generation, treatment, storage, sale, distribution, marketing, importation, exportation, labeling, processing, handling, recycling, reporting, registration or use of Hazardous Materials, or products containing Hazardous Materials, or (c) injury or adverse health effects to persons relating to exposure to any Hazardous Materials.

“ERISA” means the Employee Retirement Income Security Act of 1974, as amended.

“ERISA Affiliate” means any Person or entity that together with the Seller would be deemed to be under common control within the meaning of Section 414(b), (c), (m) or (o) of the Code or Section 4001(b)(1) of ERISA.

“Escrow Agent” means Citibank, N.A.

“Escrow Agreement” means that certain escrow agreement, to be executed on or prior to the Closing, by and among the Purchaser, the Seller, and the Escrow Agent, in the form of Exhibit A attached hereto.

“Escrow Amount” means the Indemnification Escrow Amount and the Working Capital Escrow Amount.

“Escrow Release Date” has the meaning set forth in Section 10.6(b).

“Estimated Working Capital” has the meaning set forth in Section 3.1(d).

“Excess Amount” has the meaning set forth in Section 3.2(f).

“Expiration Date” has the meaning set forth in Section 10.3(a).

“Export Approvals” has the meaning set forth in Section 4.31(c)(i).

“FCC” means the Federal Communications Commission.

“FCC Approvals” means such consents from, or such registrations, declarations, notices or other filings made to or with the FCC.

“Final Inventory Report” has the meaning set forth in Section 3.4(d).

“Financial Statements” has the meaning set forth in Section 4.17(a).

“Fund Administrator” means the entity that administers a state or the federal Universal Service Fund, state or federal telecommunications relay service fund, the North America Number Plan, or number portability.

“GAAP” means United States generally accepted accounting principles, applied on a consistent basis.

“General Enforceability Exceptions” has the meaning set forth in Section 4.3.

“Government Contracts” has the meaning set forth in Section 4.28(a).

“Governmental Authority” means any government or political subdivision or regulatory body, whether federal, state or local, or any agency or instrumentality of any such government or political subdivision or regulatory authority, or any federal, state, or local court or arbitrator or, with respect to the Purchaser only, any self-regulatory authority.

“Governmental Regulatory Approvals” means such consents from, or such registrations, declarations, notices or other filings made to or with, any Governmental Authority other than the FCC or a State PUC as are required in order to effect the assignment of applicable Purchased Assets, or as are otherwise necessary to consummate the transactions contemplated by this Agreement.

“GPW Maintained Huts” has the meaning set forth in Section 4.13.

“Hazardous Material” means any pollutant, toxic substance, including asbestos and asbestos-containing materials, hazardous waste, hazardous material, hazardous substance, contaminant, petroleum and petroleum-containing materials, asbestos-containing material, radiation and radioactive materials, leaded paints, toxic mold and other harmful biological agents, medical waste, infectious waste, polychlorinated biphenyls, fungicides, pesticides, insecticides, bactericides and germicides and any other materials and substances in any form as defined in, the subject of, or that could give rise to liability under, any Environmental Law.

“In-Service Inventory” has the meaning set forth in Section 3.4(a).

“Indebtedness” means (a) any indebtedness for borrowed money, (b) any indebtedness evidenced by any note, bond, debenture or other debt security, (c) any indebtedness for the deferred purchase price of property or services with respect to which a Person is liable, contingently or otherwise, as obligor or otherwise, (d) any commitment by which a Person assures a creditor against loss (including contingent reimbursement Liability with respect to letters of credit), (e) any indebtedness guaranteed in any manner by a Person (including guarantees in the form of an agreement to repurchase or reimburse), (f) any Liabilities under leases that would be considered capitalized leases under GAAP, (g) any indebtedness secured by a Lien on a Person’s assets, (h) any amounts owed to any Person under any noncompetition, severance or similar arrangement, (i) any change-of-control or similar payment or increased cost that is triggered in whole or in part by the transactions contemplated by this Agreement, (j) any Liability of a Person under deferred compensation plans, phantom stock plans, severance or bonus plans, accrued employee awards or similar arrangements made payable in whole or in part as a result of the transactions contemplated herein, including the employer portion of any payroll Taxes payable with respect to such amounts, (k) any off-balance sheet financing of a Person (but excluding all leases recorded for accounting purposes by the applicable Person as operating leases), (l) any accrued and unpaid interest on, and any prepayment premiums, penalties or similar contractual charges in respect of, any of the foregoing obligations computed as though payment is being made in respect thereof on the Closing Date, (m) liabilities associated with repairs of MEAG optical power ground wire, (n) MEAG fiber lease liability (o) any accrued but unpaid property or similar Taxes imposed with respect to the Purchased Assets or the Business for periods (or portions thereof) ending on or before the Closing Date, and (p) any Seller Transaction Expenses.

“Indemnification Escrow Amount” means an amount equal to \$2,000,000.

“Indemnified Party” has the meaning set forth in Section 10.2(a).

“Indemnifying Party” has the meaning set forth in Section 10.2(a).

“Indemnity Resolution Date” has the meaning set forth in Section 10.6(a).

“Information Services” has the meaning provided in Section 3(24) of the Communications Act, 47 U.S.C. § 153.

“Information Systems” means all computer hardware, databases and data storage systems, computer, data, database and communications networks (other than the Internet), architecture interfaces and firewalls (whether for data, voice, video or other media access, transmission or reception) and other apparatus used to create, store, transmit, exchange or receive information in any form.

“Initial Purchase Price” has the meaning set forth in Section 3.1(a).

“Intellectual Property” means any and all of the following in any jurisdiction throughout the world, by whatever name or term known or designated, tangible or intangible, whether arising by operation of Law, contract, license or otherwise: (a) all inventions (whether patentable or unpatentable and whether or not reduced to practice) as well as all improvements thereto; (b) all patents, patent applications of any kind and patent rights; (c) all copyrights in both published and unpublished works and registrations and applications for registration of any of the foregoing; (d) all trade secrets and other confidential or proprietary information (including all, technical, business, customer-related, and supplier-related information, technologies, processes, formulae, formulations, blends, blueprints, algorithms, industrial models, architectures, layouts, look-and-feel, designs, specifications, and methodologies) and rights under applicable trade secret Law in the foregoing (collectively, ***“Trade Secrets”***); (e) registered and unregistered trademarks, service marks, trade names, and Internet domain names, and other indicia of source, origin or quality, together with all goodwill associated with any of the foregoing, and registrations and applications for registration of any of the foregoing; and (f) any and all other intellectual property rights and/or proprietary rights recognized by Law.

“Interim Financial Statements” has the meaning set forth in Section 4.17(a).

“International Trade Laws” means any applicable (i) Sanctions; (ii) U.S. export control applicable Law including, without limitation, the International Traffic in Arms Regulations (22 CFR §§ 120-130, as amended), the Export Administration Regulations (15 CFR §§ 730-774, as amended) and any regulation, order, or directive promulgated, issued or enforced pursuant to such applicable Law; (iii) Applicable Laws pertaining to imports and customs, including those administered by the Bureau of Customs and Border Protection in the U.S. Department of Homeland Security (and any successor thereof) and any regulation, order, or directive promulgated, issued or enforced pursuant to such applicable Laws; (iv) the anti-boycott applicable Laws administered by the U.S. Department of Commerce and the U.S. Department of the Treasury and (v) export, import and customs Applicable Laws of other countries in which the Seller has conducted and/or currently conducts business.

“Interstate Traffic” includes (a) Internet traffic, (b) interstate switched access, and (c) data or switched voice traffic that originates and terminates in different states.

“Inventory Item” has the meaning set forth in Section 3.4(a).

“IRS” means the U.S. Internal Revenue Service.

“IRU” has the meaning set forth in the definition of “Network Agreements.”

“Knowledge of the Seller” means the (i) actual, personal knowledge of Eric Snell, Kerry Hull, Shari Esposito and Greg Clay and (ii) the knowledge that would have been obtained after due inquiry and reasonable investigation by such Persons.

“Law” means any law, statute, code, ordinance, rule, regulation, common law or other requirement of any Governmental Authority.

“Leased Real Property” has the meaning set forth in Section 4.6(b).

“Liability” means any liability, debt, obligation, deficiency, Tax, penalty, assessment, fine, claim, cause of action or other Loss, fee, cost or expense of any kind or nature whatsoever, whether asserted or unasserted, absolute or contingent, known or unknown, accrued or unaccrued, liquidated or unliquidated, and whether due or to become due and regardless of when asserted.

“Liability Claim” has the meaning set forth in Section 10.2(a).

“Licenses In” has the meaning set forth in Section 4.16(f).

“Licenses Out” has the meaning set forth in Section 4.16(f).

“Lien” means any mortgage, pledge, hypothecation, deed of trust, lease, claim, security interest, encumbrance, easement, servitude, proxy, transfer restriction, option, lien, or charge.

“Litigation Conditions” has the meaning set forth in Section 10.2(b).

“Location” has the meaning set forth in Section 3.4(a).

“Losses” has the meaning set forth in Section 10.1(a).

“Material Adverse Effect” means any change or effect that is or would reasonably be expected to be, individually or in the aggregate, materially adverse on or to (a) the assets, the condition (financial or otherwise) or results of the operations of the Business as a whole, (b) the ability of the Seller to perform its obligations under this Agreement or to consummate the transactions contemplated by this Agreement, or (c) the validity, binding effect or enforceability of this Agreement, but does not include any such change or effect that is attributable to (i) any change (or changes taken together) or effect resulting from changes in general national or regional economic or financial conditions; (ii) any change (or changes taken together) or effect generally affecting national or regional telecommunications businesses; or (iii) any change in any Law applicable to any business in which such Person is engaged, other than to the extent that any such change (or changes taken together) or effect has a disproportionate impact on the Business as compared to other Persons operating in the same or substantially similar industries as the Business.

“Material Contracts” has the meaning set forth in Section 4.14(a).

“Material Customers” has the meaning set forth in Section 4.22(a).

“Material Vendors” has the meaning set forth in Section 4.22(b).

“MEAG” means the Municipal Electric Authority of Georgia.

“MEAG Office Lease” has the meaning set forth in Section 6.15.

“MEAG Rights and Assets” means all those rights and assets described in Schedule 4.7.

“Members” mean the members of the Seller.

“Missing Item” has the meaning set forth in Section 3.4(d).

“Net Purchase Price” has the meaning set forth in Section 3.1(a).

“Net Working Capital” means an amount equal to (a) the Seller’s current assets less (b) the Seller’s current liabilities, which assets and liabilities shall be determined in accordance with the principles set forth on Schedule 3.2(a).

“Network” has the meaning set forth in Section 4.29(a).

“Network Agreements” means each (a) indefeasible-right-of-use (***“IRU”***), fiber lease, license or similar right to use dark or lit network fiber or an associated wavelength to which the Seller is a recipient of the IRU, leased or licensed fiber or similar right; (b) underlying right, easement, right-of-way, license, pole attachment agreement, collocation or similar right or agreement in relation to network fiber owned by the Seller or permitting or requiring the laying, building operation or placement of cable, wires, conduits or other equipment or facilities over land, underground or in other third party locations for network fiber owned by the Seller (the rights described in clauses (a) and (b), the ***“Network Underlying Rights”***); (c) other than Network Underlying Rights, each franchise agreement, license agreement or similar agreement or Law under which the Seller is authorized or permitted to place, keep or otherwise locate network fiber in or on public property owned or otherwise held by a municipality or similar Governmental Authority, but for clarity excluding business licenses and construction Permits; (d) other than Network Underlying Rights, each collocation agreement or similar agreement relating to locations where the Seller is authorized or permitted to place, keep or otherwise locate Network Facilities; (e) each interconnection agreement, peering agreement or similar agreement; (f) each agreement under which circuits, bandwidth, wavelength, capacity or Network Facilities used by the Seller to provide connectivity to, or at the request of, a customer is provided to or otherwise accessed by the Seller; (g) each agreement under which network fiber is serviced or maintained; (h) each agreement under which Network Equipment is serviced, maintained or purchased and (i) each amendment, modification or supplement to the agreements described in (a) through (h).

“Network Equipment” means all of the equipment used by the Seller to provide telecommunications services or information services (including voice over internet protocol and broadband internet access services) on or over the Network.

“Network Facilities” means the Network Equipment and the network fiber that comprise the Network, including fiber optic cabling and other fixed wired and wireless network-related assets and telecommunications equipment used by the Seller to carry out its business as presently conducted, whether owned, leased, or licensed by the Seller and irrespective of whether they are located on public or private property, including wires, cables, conduits, poles, antennas, microwave transmission equipment, junction boxes, manholes, hand holes, huts, connecting equipment and electronics.

“Network Underlying Rights” has the meaning set forth in the definition of “Network Agreements.”

“No-Fault Change” has the meaning set forth in Section 6.10.

“Objection Notice” has the meaning set forth in Section 3.2(c).

“OFAC” has the meaning set forth in the definition of “Sanctions.”

“Order” means any order, judgment, injunction, ruling, or writ of any Governmental Authority.

“Ordinary Course of Business” means the ordinary course of business consistent with past custom and practice of the Business and as customary for an intrastate middle mile telecommunications service provider.

“Other Representations” has the meaning set forth in Section 10.3(a).

“Owned Intellectual Property” means any and all Intellectual Property owned by the Seller or that the Seller claims it owns, whether in whole or in part.

“Permit” means any permit, license, approval, certificate, qualification, consent, or authorization issued by a Governmental Authority.

“Permitted Liens” has the meaning set forth in Section 4.6(a).

“Person” means any individual, sole proprietorship, partnership, corporation, limited liability company, unincorporated society or association, trust, or other entity.

“Personal Information” means information about an identified or identifiable individual.

“Preliminary Inventory List” has the meaning set forth in Section 3.4(a).

“Preliminary Inventory Report” has the meaning set forth in Section 3.4(c).

“Privacy Laws” means any Laws that govern the processing of Personal Information that are applicable to the Business.

“Proceeding” means any demand, charge, complaint, action, suit, proceeding, arbitration, hearing, investigation or claim of any kind (whether civil, criminal, administrative, investigative, informal or other, at law or in equity) commenced, filed, brought, or conducted by any Governmental Authority on or before the Closing Date.

“Purchase Price” has the meaning set forth in Section 3.1(c).

“Purchased Assets” has the meaning set forth in Section 2.1.

“Purchased Contracts” has the meaning set forth in Section 2.2(c).

“Purchaser” has the meaning set forth in the preamble.

“Purchaser Communications Licenses” has the meaning set forth in Section 6.8(a).

“Purchaser Indemnified Parties” has the meaning set forth in Section 10.1(a).

“Purchaser Plans” has the meaning set forth in Section 6.11(b).

“Real Property Leases” has the meaning set forth in Section 4.6(b).

“Registered Owned Intellectual Property” means all Owned Intellectual Property that is registered with, as applicable, the U.S. Patent and Trademark Office, the U.S. Copyright Office or any similar office or agency anywhere in the world.

“Regulatory Consent” means all authorizations, approvals, and consents from any Governmental Authority advisable or required by Law relating to any of the Purchased Assets for (a) the Seller to transfer and assign the Purchased Assets and the Business to the Purchaser, (b) the Purchaser to conduct the Business in accordance with Law and to own, lease, use, and operate the Purchased Assets at the places and in the manner in which the Business is conducted by the Seller as of the date of this Agreement and on the Closing Date, (c) the Purchaser to assume and perform the Purchased Contracts and Permits, (d) the FCC Approvals, (e) the State PUC Approvals, and (f) the Purchaser Communications Licenses.

“Regulatory Payments” means the amounts necessary to satisfy any billed or unbilled regulatory fees, assessments, fines, penalties, forfeitures, contributions or other payments assessed by or otherwise owed to the FCC, any State PUC, and the Fund Administrators or their agents, based upon the revenues of the Seller.

“Release” means any releasing, spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, migrating, disposing, or dumping of a Hazardous Material into the Environment (including the abandonment or unpermitted discarding of barrels, containers and other closed receptacles containing any Hazardous Materials).

“Retained Assets” has the meaning set forth in Section 2.3.

“Retained Liabilities” has the meaning set forth in Section 2.5.

“Sanctions” means economic or financial sanctions, requirements or trade embargoes imposed, administered or enforced from time to time by U.S. Governmental Authorities (including the Office of Foreign Assets Control (“OFAC”), the U.S. Department of State and the U.S. Department of Commerce), the United Nations Security Council, the European Union, Her Majesty’s Treasury or any other relevant Governmental Authority.

“Sanctions Target” means any Person: (i) that is the subject or target of any Sanctions; (ii) named in any Sanctions-related list maintained by the U.S. Department of State; the U.S. Department of Commerce, including the Bureau of Industry and Security’s Entity List and Denied Persons List; or the U.S. Department of the Treasury, including the OFAC Specially Designated Nationals and Blocked Persons List, the Sectoral Sanctions Identifications List, and the Foreign Sanctions Evaders List; or any similar list maintained by the United Nations Security Council, the European Union, Her Majesty’s Treasury or any other relevant Governmental Authority; (iii) located, organized or resident in a country, territory or geographical region which is itself the subject or target of any territory-wide Sanctions (including the Crimea region of Ukraine, Cuba, Iran, North Korea, Syria and, prior to January 17, 2017, Sudan); or (iv) owned or controlled by any such Person or Persons described in the foregoing clauses (i)-(iii).

“Sandersville Hut” has the meaning set forth in Section 4.13.

“Schedules” means the disclosure schedules delivered by or on behalf of the Seller concurrently with the execution and delivery of this Agreement.

“Secure Networks Act” means the Secure and Trusted Communications Networks Act of 2019, Pub. L. No. 116-124, 133 Stat. 158 (2020) (codified as amended at 47 U.S.C. §§ 1601–1609).

“Seller” has the meaning set forth in the preamble.

“Seller 401(k) Plan” has the meaning set forth in Section 6.11(d).

“Seller Indemnity Payment” has the meaning set forth in Section 10.6(a).

“Seller Transaction Expenses” means any Liabilities incurred by the Seller (or by any other Person on behalf of the Seller) in connection with the negotiation of this Agreement, the Ancillary Agreements, the performance of such Person’s and its pre-Closing Affiliates’ obligations and covenants hereunder and thereunder, and the consummation of the transactions contemplated hereby and thereby.

“Shortfall Amount” has the meaning set forth in Section 3.2(e).

“Software” means all computer software and code, including assemblers, applets, compilers, source code, object code, development tools, design tools, user interfaces and data, in any form or format, however fixed, including databases and data collections.

“Spare Inventory” has the meaning set forth in Section 3.4(a).

“Special Representations” has the meaning set forth in Section 10.3(a).

“State PUC” means any state public service or public utilities commission, or similar state regulatory agency or body responsible for regulating the telecommunications industry within the states of Alabama, Florida, Georgia, or Tennessee or a particular state having regulatory authority over telecommunications services and/or any of the property, assets or business of the Seller.

“State PUC Approvals” means such consents from, or such registrations, declarations, notices or other filings made to or with, any State PUC as are required in order to effect the assignment of applicable Purchased Assets, or as are otherwise necessary to consummate the transactions contemplated by this Agreement.

“State Telecommunications Laws” means the state statutes governing intrastate telecommunications services and/or facilities and the rules, regulations, and published policies, procedures, orders and decisions of the State PUCs.

“Target Working Capital” means \$-1,238,268.

“Tax” means any United States federal, state or local net income, alternative minimum tax, gross income, gross receipts, gross margins, sales, use, ad valorem, business and occupation, unclaimed property or escheat, imputed underpayment, value added, transfer, franchise, profits, license, withholding, payroll, employment, unemployment, excise, stamp, occupation, property, motor vehicle registration, environmental or windfall profit tax, custom, duty or other tax, of any kind whatsoever, including any obligations to indemnify or otherwise assume or succeed to the Tax liability of any other person, together with any interest, penalty, or addition to tax imposed by any Law or Taxing Authority, whether disputed or not.

“Taxing Authority” means any Governmental Authority responsible for the imposition, determination, assessment, enforcement, correction, or administration of any Tax.

“Tax Returns” means all Tax returns, statements, reports, elections, schedules, claims for refund, and forms (including estimated Tax or information returns and reports), including any supplement or attachment thereto and any amendment thereof.

“Telecommunications” has the meaning provided in Section 3(50) of the Communications Act, 47 U.S.C. § 153.

“Telecommunications Service” has the meaning provided in Section 3(53) of the Communications Act, 47 U.S.C. § 153.

“Termination Date” has the meaning set forth in Section 9.1(c).

“Threat of Release” means a substantial likelihood of a Release that requires action to prevent or mitigate damage or harm to human health or the Environment that might result from such Release.

“Trade Secrets” has the meaning set forth in the definition of “Intellectual Property.”

“Transfer Taxes” has the meaning set forth in Section 6.12(b).

“Transferred Employee” and *“Transferred Employees”* have the meanings set forth in Section 6.11(a).

“Universal Service Fund” means a state or the federal mechanism designated by applicable Law to support the availability of communications services, whether in high cost areas or to specific classes of customers (such as schools and libraries, low income consumers, hospitals or other designated customer classes).

“Universal Service Subsidies” means any amounts paid from Universal Service Funds to carriers for services that qualify for support under a state or the federal Universal Service Fund.

“Unresolved Claim” has the meaning set forth in Section 10.6(b).

“USF Jurisdictional Certification” means a certificate from a customer stating whether or not a telecommunications circuit transmits or otherwise carries more than ten percent (10%) Interstate Traffic.

“USF Reseller Certificate” means a certificate from a reseller or wholesale customer that purchases telecommunications with respect to that customer’s Universal Service Fund contributions consistent with the requirements of the applicable FCC Form 499A Instructions.

“WARN Act” has the meaning set forth in Section 2.5(e).

“Working Capital Escrow Amount” means an amount equal to \$500,000.

“Working Capital Overage” has the meaning set forth in Section 3.1(d).

“Working Capital Statement” has the meaning set forth in Section 3.2(b).

“Working Capital Underage” has the meaning set forth in Section 3.1(d).

ARTICLE 2: Purchase and Sale of Assets

2.1 Agreement to Purchase and Sell; Assumption. Subject to the terms and conditions of this Agreement, at the Closing, and except as otherwise specifically provided in this Agreement, the Purchaser shall purchase from the Seller, and the Seller shall sell, transfer, assign, convey, and deliver to the Purchaser, all of the Seller’s right, title, and interest in and to all of its assets, rights, and properties of every nature, kind, and description, whether tangible or intangible, owned, leased, or licensed, real, personal, or mixed, but not including the Retained Assets (collectively, the *“Purchased Assets”*), free and clear of all Liens other than Permitted Liens, and the Purchaser shall assume the Assumed Liabilities.

2.2 Purchased Assets. Except as expressly set forth in Section 2.3 (with respect to Retained Assets), the Purchased Assets shall include the following assets, rights, and properties of the Seller as of the Closing Date:

- (a) all tangible property, including such property listed on Schedule 2.2(a);
- (b) all raw materials, supplies, work in process, finished goods, and other inventories, including such inventories listed on Schedule 2.2(b);
- (c) (i) the Contracts set forth on Schedule 2.2(c) and (ii) open sales orders or other Contracts for the sale of products or services with respect to which such products or services have not been delivered as of the Closing, whether or not set forth on Schedule 2.2(c) (collectively, the “*Purchased Contracts*”);
- (d) all Contracts (i) to which the Seller is a party prior to the Closing Date (ii) but that are not included on Schedule 2.2(c), and (iii) the benefits of which the Purchaser affirmatively accepts after the Closing Date by either (x) discharging the Seller’s obligations thereunder arising after the Closing Date or (y) receiving the Seller’s benefits thereunder arising after the Closing Date, as if it was the Seller. The Contracts described in this Section 2.2(d) shall be deemed Purchased Contracts as of the earliest date that the Purchaser discharges the obligations referred to in clause (x) of this Section 2.2(d) or receives the benefits referred to in clause (y) of this Section 2.2(d);
- (e) other than with respect to Tax refunds or Tax credits, all credits, rebates, prepaid expenses, advance payments, deposits, surety accounts and other similar deposits, including deposits with vendors;
- (f) all accounts and notes receivable, unbilled revenues, reimbursable costs and expenses and other claims for money due to the Seller, including the accounts receivable listed on Schedule 2.2(f);
- (g) all Owned Intellectual Property, including those items listed on Schedule 4.16(a) , and all goodwill associated therewith and the right to sue and collect damages for past and future infringement, misappropriation, or violation of any rights in the Owned Intellectual Property;
- (h) all Network Equipment and all other machinery, materials, equipment, rolling stock, tools, and other tangible personal property owned or leased by the Seller and related to, used, or held for use in connection with the Business, the Network or any other Purchased Asset, including as identified on Schedule 2.2(h);
- (i) the Network and the Network Underlying Rights;
- (j) all Leased Real Property (and the Contracts related thereto) and any and all post office boxes used in the Business;
- (k) all Permits and building, safety, fire and health approvals, or any waiver of any of the foregoing, in each case, to the extent assignable;
- (l) the Business as a going concern and all of the goodwill associated with the Business, including all customer and vendor relationships;

(m) all telephone numbers, facsimile numbers, and email addresses owned by the Seller and used in the Business;

(n) except for the company minute books and related equity records of the Seller, all business records of the Seller and all employment records, to the extent permitted by law, with respect to the Transferred Employees, including all books, records, ledgers, files, documents, correspondence, lists (including customer and vendor lists and customer and vendor information, in whatever form or medium), plats, drawings, photographs, creative materials, advertising and promotional materials, studies, reports and other materials (in whatever form or medium), owned or maintained by the Seller;

(o) the Communications Licenses listed on Schedule 2.2(o);

(p) the USF Reseller Certificates and USF Jurisdictional Certifications obtained by the Seller from any customer; and

(q) all claims and causes of action of the Seller against third parties and all rights to proceeds therefrom.

2.3 Retained Assets. Notwithstanding anything in this Agreement to the contrary, the Seller shall retain those assets, rights, and properties set forth below (collectively, the “*Retained Assets*”):

(a) all cash, bank account balances, and cash equivalents owned by the Seller;

(b) the company minute books, communications with Members, and equity records of the Seller;

(c) all insurance policies owned or maintained by the Seller;

(d) all Employee Benefit Plans (including any Contracts related thereto) and all assets held with respect to the Employee Benefit Plans;

(e) all abandoned or unclaimed property under any applicable state or local unclaimed property, escheat, or similar Law;

(f) all rights that accrue to the Seller under this Agreement or any Ancillary Agreement;

(g) all prepaid premiums under insurance policies maintained by the Seller;

(h) any Permit or similar right that is not transferrable to the Purchaser;

(i) all Tax refunds, Tax credits, Tax deposits and advance Tax payments, and other Tax attributes that relate to the Purchased Assets or the Business, in each case for any Tax period (or portion thereof) that ends on or prior to the Closing Date, and all Tax papers, Tax Returns, worksheets, audit work papers, and similar documents of Seller and related to the Purchased Assets or the Business;

(j) all Contracts other than the Purchased Contracts;

(k) any advance payments for IRUs received prior to the Closing Date associated with the Seller's Contracts with the Board of Regents of the University System of Georgia and Tower Cloud (who may now be doing business as Uniti) for periods after the Closing;

(l) the MEAG Rights and Assets;

(m) any Communications License not listed on Schedule 2.2(o) or not transferrable to the Purchaser; and

(n) all assets set forth on Schedule 2.3(n).

The Purchaser will in no way be construed to have purchased or acquired (or to be obligated to purchase or to acquire) any interest whatsoever in any of the Retained Assets.

2.4 Assumed Liabilities. Effective as of the Closing Date, the Purchaser shall assume the following liabilities and obligations arising out of the conduct of the Business on or after the Closing Date (collectively, the "*Assumed Liabilities*");

(a) all trade accounts payable and accrued liabilities reflected on the Working Capital Statement (as finally determined pursuant to Section 3.2(c));

(b) all liabilities and obligations of the Seller arising under or related to the Purchased Assets and Purchased Contracts, whether or not they are trade accounts payable or accrued liabilities reflected on the Working Capital Statement; provided, however, that the Purchaser will not assume or be responsible for any such liabilities or obligations (i) that arise from breaches of such Contracts or defaults under such Contracts on or prior to the Closing Date or (ii) relating to, based upon, or arising out of the packaging, sale, distribution, delivery, ownership, possession or use of products that were packaged, sold, delivered, or otherwise distributed, or services provided or delivered, by the Seller prior to the Closing Date, all of which liabilities and obligations listed in the foregoing Sections 2.4(b)(i) through (ii) constitute Retained Liabilities; and

(c) all liabilities and obligations of the Seller arising under or related to any Contracts (i) to which the Seller is a party prior to the Closing Date (ii) but that are not included in Schedule 2.2(c), and (iii) the benefits of which the Purchaser affirmatively accepts after the Closing Date by either (x) discharging the Seller's obligations thereunder arising after the Closing Date or (y) receiving the Seller's benefits thereunder arising after the Closing Date, as if it was the Seller. The Contracts described in this Section 2.4(c) shall be deemed Purchased Contracts as of the earliest date that the Purchaser discharges the obligations referred to in clause (x) of this Section 2.4(c) or receives the benefits referred to in clause (y) of this Section 2.4(c).

2.5 Retained Liabilities. Other than the Assumed Liabilities, the Purchaser will not assume any liability or obligation of the Seller; whether in connection with the Purchased Assets, the Business or otherwise, of whatever nature, whether known or unknown, contingent or otherwise, and whether currently in existence or arising hereafter (collectively, "*Retained Liabilities*"). Without limiting the foregoing, the Retained Liabilities shall include:

(a) all obligations and liabilities of the Seller not arising out of the operation of the Business or the ownership of the Purchased Assets;

(b) all obligations and liabilities of the Seller related to, based upon, or arising out of any of the Retained Assets;

(c) all liabilities for (i) Taxes of the Seller or any Affiliate of the Seller (or for which the Seller is liable) for any taxable period; (ii) Taxes relating to the Retained Assets for any taxable period; (iii) Taxes relating to the Purchased Assets and Assumed Liabilities for any taxable period ending on or before the Closing Date and the portion through the Closing Date of any taxable period that includes but does not end on the Closing Date; and (iv) Transfer Taxes for which the Seller is liable under Section 6.12(b)6.12;

(d) all obligations and liabilities of the Seller with respect to any current or former employees, consultants, or independent contractors of the Seller, including liabilities or obligations (i) relating to the employment of, termination of, or provision of compensation, severance or benefits to such Persons; (ii) under any employment, wage and hour, equal opportunity, discrimination, plant closing or immigration and naturalization Laws; (iii) under any collective bargaining or labor Laws, agreements or arrangements; (iv) in connection with any workers' compensation or any other employee health, accident, disability (including any short-term disability salary continuation payment obligations, or long-term disability payment obligations for any employee who is receiving long-term disability payments from the Seller at the time of the Closing Date) or safety claims; and/or (v) triggered in connection with the consummation of the transactions contemplated hereby;

(e) all Liabilities of the Seller pursuant to the Worker Adjustment and Retraining Notification Act (the "**WARN Act**") or any similar state or local Laws arising on or prior to the Closing Date;

(f) all obligations and liabilities of the Seller with respect to (i) the Employee Benefit Plans and (ii) the matters specifically referenced in the last sentence of Section 6.11(a);

(g) all obligations and liabilities of the Seller relating to, based upon, or arising out of or under any Environmental Condition or Environmental Laws;

(h) all obligations and liabilities of the Seller related to, based upon, or arising out of the manufacture, packaging, sale, delivery, distribution, ownership, possession, or use of products that were manufactured, packaged, sold, distributed, or delivered, or services provided or delivered, by the Seller prior to the Closing Date, including (i) all obligations and liabilities related to, based upon, or arising out of the failure of any such products or services to conform to all applicable contractual commitments and (ii) all obligations and liabilities related to, based upon, or arising out of any injury to Person or property as a result of the ownership, possession, or use of such products or services, as applicable;

(i) all obligations and liabilities of the Seller related to, based upon, or arising out of any Proceeding against the Seller or related to the Business (whether currently pending) but excluding any relating to ownership of the Purchased Assets or operation of the Business after the Closing Date;

(j) all liabilities of the Seller for Regulatory Payments, including those that are invoiced after the Closing Date, for services provided by the Seller prior to the Closing Date;

(k) all liabilities of the Seller for Regulatory Payments resulting from the recharacterization by a company, a Fund Administrator or the FCC or State PUC of revenues for telecommunications (as defined in the Communications Act) provided by the Seller prior to the Closing Date;

(l) any and all liabilities of the Seller for the recovery by a Fund Administrator for Universal Service Subsidies received for services provided by the Seller prior to the Closing Date; and

(m) except for the Assumed Liabilities, all obligations and liabilities of the Seller related to, based upon, or arising out of the ownership and operation of the Business prior to the Closing (whether accrued, absolute, contingent, unasserted, or otherwise) including any Indebtedness of the Seller.

The Retained Liabilities will be retained by and remain the obligations of the Seller.

2.6 Transfer of Purchased Assets or Assumption of Assumed Liabilities not Effected at the Closing.

(a) If and to the extent that the valid, complete and perfected transfer or assignment to the Purchaser of any Purchased Assets or the assumption by the Purchaser of any Assumed Liabilities would be a violation of applicable Law or require any Consent or Regulatory Consent that has not been obtained at or prior to the Closing Date, then, unless the parties hereto shall mutually otherwise determine, the transfer or assignment to the Purchaser of such Purchased Assets or the assumption by the Purchaser of such Assumed Liabilities, as the case may be, shall be automatically deemed deferred and any such purported transfer, assignment or assumption shall be null and void until such time as all legal impediments are removed or such Consent or Regulatory Consent has been obtained. Notwithstanding the foregoing, any such Purchased Assets or Assumed Liabilities shall continue to constitute Purchased Assets and Assumed Liabilities for all other purposes of this Agreement.

(b) If any transfer or assignment of any Purchased Asset or any assumption of any Assumed Liability intended to be transferred, assigned or assumed under this Agreement is not consummated on or prior to the Closing Date, whether as a result of the provisions of Section 2.6(b) or for any other reason, then the parties hereto shall cooperate to effect such transfers as promptly following the Closing Date as practicable and, prior to the effectiveness of such transfer of Purchased Assets or assumption of Assumed Liabilities, the Seller shall thereafter hold such Purchased Asset in trust for the use and benefit of the Purchaser (at the expense of the Purchaser) and retain such Assumed Liability for the account of the Purchaser. In addition, the Seller shall, insofar as reasonably possible and to the extent permitted by applicable Law, treat such Purchased Asset or Assumed Liability in the Ordinary Course of Business and take such other actions as may be reasonably requested by the Purchaser in order to place the Purchaser in the same position as if such Purchased Asset or Assumed Liability had been transferred, assigned or assumed as contemplated hereby and so that all the benefits and burdens relating to such Purchased Asset or Assumed Liability, as the case may be, including use, risk of loss, potential for gain and dominion, control and command over such Purchased Asset or Assumed Liability, as the case may be, are to inure from and after the Closing Date to the Purchaser. Except to the extent otherwise required by applicable Law, each of the Seller and the Purchaser shall, and shall cause its Affiliates to, (i) for all Tax purposes, treat any Purchased Asset and any Assumed Liability transferred, assigned or assumed after the Closing Date pursuant to this Section 2.6(b) as having been so transferred, assigned or assumed on the Closing Date and (ii) file all Tax Returns in a manner consistent with such treatment and not take any Tax position inconsistent therewith. For the avoidance of doubt, to the extent the transfer or assignment of any Purchased Asset is not consummated on or prior to the Closing Date (other than a Purchased Asset for which the Seller elects to take a reduction to the Purchase Price pursuant to Section 3.4(e)(ii)), the transfer or assignment shall be effected pursuant to this Section 2.6(b) and Section 2.6(c) and the Purchase Price shall not be reduced.

(c) If and when the Consents or Regulatory Consents, the absence of which caused the deferral of transfer or assignment of any Purchased Asset or the deferral of assumption of any Assumed Liability pursuant to Section 2.6(b), are obtained or made, and, if and when any other legal impediments for the transfer or assignment of any Purchased Assets or the assumption of any Assumed Liabilities have been removed, the transfer or assignment of the applicable Purchased Asset or the assumption of the applicable Assumed Liability, as the case may be, shall be effected in accordance with the terms of this Agreement.

ARTICLE 3: Purchase Price; Adjustment; Allocation

3.1 Purchase Price.

(a) The aggregate purchase price paid by the Purchaser to the Seller in consideration for the Purchased Assets is an amount equal to \$40,000,000 minus (i) the Escrow Amount and (ii) the reduction of the Purchase Price provided in Section 3.4(e)(ii), if any (the result of the foregoing computation is referred to herein as the “**Initial Purchase Price**”) increased by (x) any Working Capital Overage or decreased by (y) any Working Capital Underage (as adjusted, the “**Net Purchase Price**”).

(b) At the Closing, the Purchaser shall disburse or cause to be disbursed (i) the Net Purchase Price to the Seller, by bank wire transfer of immediately available funds to an account designated in writing by the Seller and (ii) the Escrow Amount pursuant to the terms of and to the escrow account identified in the Escrow Agreement. (The Escrow Amount shall be disbursed pursuant to the terms of the Escrow Agreement.)

(c) The Assumed Liabilities, the Net Purchase Price, as finally adjusted in accordance with Section 3.2(e) or Section 3.2(f), as applicable, and that portion of the Escrow Amount that is actually released to the Seller, if any, are referred to herein as the “**Purchase Price**”.

(d) No less than three (3) business days prior to the Closing Date, Seller will prepare and deliver to the Purchaser a good faith estimate of the Net Working Capital as of the Effective Time (such estimate, the “**Estimated Working Capital**”). As contemplated by Section 3.1(a), if the Estimated Working Capital is less than the Target Working Capital, the Initial Purchase Price will be reduced by the amount of such shortfall (the “**Working Capital Underage**”), subject to further adjustment as provided in Section 3.2. If the Estimated Working Capital is greater than the Target Working Capital, the Initial Purchase Price will be increased by the amount of such excess (the “**Working Capital Overage**”), subject to further adjustment as provided in Section 3.2.

3.2 Purchase Price Adjustment.

(a) The Purchaser and the Seller agree that for purposes of determinations of Net Working Capital, including the calculation of Closing Working Capital, the principles set forth in on Schedule 3.2(a) shall be utilized.

(b) Within one-hundred twenty (120) days after the Closing Date, the Purchaser shall prepare and deliver to the Seller a working capital statement (the “**Working Capital Statement**”), setting forth the calculation of the Net Working Capital as of the Effective Time (the “**Closing Working Capital**”).

(c) Within thirty (30) days following delivery by the Purchaser of the Working Capital Statement, the Seller shall deliver written notice (the “**Objection Notice**”) to the Purchaser of any

dispute it has with respect to the preparation or content of such statement and the calculation of the Closing Working Capital. An Objection Notice must describe in reasonable detail the items contained in the Working Capital Statement that the Seller disputes and the basis for any such disputes. Any items not disputed in the Objection Notice will be deemed to have been accepted by the Seller. If the Seller does not deliver an Objection Notice with respect to the Working Capital Statement within such thirty (30)-day period, such statement will be final, conclusive, and binding on the parties. If the Seller delivers a timely Objection Notice, the Purchaser and the Seller shall negotiate in good faith to resolve such dispute. If the Purchaser and the Seller, notwithstanding such good faith effort, fail to resolve such dispute within thirty (30) days after the Seller delivers the Objection Notice, then the Purchaser and the Seller, jointly, shall engage a mutually acceptable nationally recognized independent accounting firm (the "*Arbitration Firm*") to resolve such dispute. As promptly as practicable thereafter, the Purchaser and the Seller shall each prepare and submit a presentation to the Arbitration Firm. The scope of the disputes to be resolved by the Arbitration Firm is limited to the items in the Objection Notice that remain unresolved at the time the Arbitration Firm is engaged pursuant to this Section 3.2(c). As soon as practicable thereafter, the Purchaser and the Seller shall cause the Arbitration Firm to render a written decision resolving the matters submitted to the Arbitration Firm based solely upon the presentations by the Purchaser and the Seller. The Arbitration Firm may not assign a value greater than the greatest value for such item claimed by either party or smaller than the smallest value for such item claimed by either party. The fees and expenses of the Arbitration Firm incurred pursuant to this Section 3.2(c) shall be borne by the Seller, on the one hand, and the Purchaser, on the other hand, in proportion to the final allocation made by such Arbitration Firm of the disputed items weighted in relation to the respective amount of such claims made by the Seller, on the one hand, and the respective amount of such claim made by the Purchaser, on the other hand, such that the prevailing party pays the lesser proportion of such fees, costs and expenses. For example, if the Seller claims that the appropriate adjustments are \$1,000 greater than the amount claimed by the Purchaser and if the Arbitration Firm ultimately resolves the dispute by awarding to the Seller \$300 of the \$1,000 contested, then the fees, costs and expenses of the Arbitration Firm will be allocated 30% (i.e., $300 \div 1,000$) to the Purchaser and 70% (i.e., $700 \div 1,000$) to the Seller. All determinations made by the Arbitration Firm will be final, conclusive and binding on the parties hereto.

(d) For purposes of complying with the terms set forth in this Section 3.2, each party shall cooperate with and make available to the other party and its representatives all information, records, data, and working papers, and shall permit access to its facilities and personnel, as may be reasonably required in connection with the preparation and analysis of the Working Capital Statement and the resolution of any disputes thereunder; provided, however, that (i) the provision of any information or access pursuant to this Section 3.2(d) will be subject to appropriate confidentiality undertakings and, if applicable, execution of customary release letters in favor of the auditors as requested by the auditors in connection with the sharing of work papers and (ii) nothing in this Section 3.2(d) will require any party hereto to disclose information that is subject to attorney-client privilege.

(e) If the Closing Working Capital (as finally determined pursuant to Section 3.2(c)) is less than the Estimated Working Capital, then the Net Purchase Price will be adjusted downward by the amount of such shortfall (the "*Shortfall Amount*") and the Seller and the Purchaser shall deliver a joint written instruction to the Escrow Agent not later than two (2) business days after the date upon which such determination shall have become final instructing the Escrow Agent to (A) release to the Purchaser from the account holding the Working Capital Escrow Amount an amount in cash equal to the Shortfall Amount and (B) release to the Seller the balance, if any, of the Working Capital Escrow Amount, in each case by wire transfer of immediately available funds, to an account designated in writing by the Purchaser or the Seller, as applicable. In the event the

Shortfall Amount exceeds the Working Capital Escrow Amount, then the Seller and the Purchaser shall deliver a joint written instruction to the Escrow Agent not later than two (2) business days after the date upon which such determination shall have become final instructing the Escrow Agent to release to the Purchaser from the account holding the Working Capital Escrow Amount the entirety of the Working Capital Escrow Amount and the Seller shall pay or cause to be paid to the Purchaser by wire transfer of immediately available funds, to an account or accounts designated in writing by the Purchaser, the amount by which the Shortfall Amount exceeds the Working Capital Escrow Amount.

(f) If the Closing Working Capital (as finally determined pursuant to Section 3.2(c)) is greater than or equal to the Estimated Working Capital, then the Net Purchase Price will be adjusted upward by the amount of any such excess (the “*Excess Amount*”) and (i) the Purchaser shall pay or cause to be paid to the Seller, not later than two (2) business days after the date upon which such determination shall have become final, an amount in cash equal to any Excess Amount by wire transfer of immediately available funds, to an account designated in writing by the Seller, and (ii) the Seller and the Purchaser shall deliver a joint written instruction to the Escrow Agent not later than two (2) business days after the date upon which such determination shall have become final instructing the Escrow Agent to release to the Seller from the account holding the Working Capital Escrow Amount an amount equal to the entire Working Capital Escrow Amount by wire transfer of immediately available funds, to an account designated in writing by the Seller.

(g) For the avoidance of doubt, any payments made pursuant to this Section 3.2 shall be treated as an adjustment to Net Purchase Price for all Tax purposes to the extent permitted by applicable Law.

3.3 Allocation.

(a) Within thirty (30) days after the finalization of the Purchase Price in accordance with Section 3.2, the Purchaser shall prepare and deliver to the Seller an allocation (the “*Allocation*”) of the Purchase Price (taking into account any adjustments thereto), the Assumed Liabilities and any other items treated as amounts realized for income Tax purposes among the Purchased Assets in accordance with Section 1060 of the Code, the Treasury Regulations thereunder, and the methodology as set forth on Schedule 3.3 (the “*Allocation Schedule*”). If the Seller disputes any portion of the Allocation Schedule, the dispute resolution provisions set forth in Sections 3.2(c) and 3.2(d) above shall apply *mutatis mutandis* to this Section 3.3.

(b) The Purchaser and the Seller shall report the purchase and sale of the Purchased Assets in accordance with the Allocation, as finalized pursuant to Section 3.3(a), on all relevant Tax Returns, including IRS Form 8594, including any amendments thereto. Except as otherwise required pursuant to any “determination” within the meaning of Section 1313(a) of the Code (or any comparable provision of state or local Law), neither the Purchaser nor the Seller (nor any relevant Affiliate of the Purchaser or the Seller) shall voluntarily take any position inconsistent with the Allocation, as finalized pursuant to Section 3.3(a). Within a reasonable period before the due date of all relevant Tax Returns, each of the Purchaser and the Seller shall reasonably cooperate with the other in preparing IRS Form 8594 or any equivalent statements required by any Taxing Authority, which shall be prepared consistently with the Allocation, as finalized pursuant to Section 3.3(a). The parties agree to notify each other with respect to the initiation of any Proceeding by any Taxing Authority relating to the Allocation as finally determined pursuant to Section 3.3(a) and agree to consult with each other with respect to any such Proceeding by any Taxing Authority.

3.4 Inventory.

(a) On or before the date hereof, the Seller shall prepare and deliver to the Purchaser an inventory substantially in the form of the following previously-provided files:

- (i) Schedule 2.2(a) – Tangible Property – In-Service Inventory – Draft v2.xlsx (the “*In-Service Inventory*”),
- (ii) Schedule 2.2(a) – Tangible Property – Spares Inventory – Draft v1.xlsx (the “*Spare Inventory*”),
- (iii) Schedule 2.2(a) – Tangible Property – Motor Vehicle Inventory – Draft v2.xlsx,
- (iv) Schedule 2.2(b) – Other Inventories – Spare Fiber Inventory – Draft v2.xlsx,
- (v) Schedule 2.2(b) – Other Inventories – Spare Outside Plant Inventory – Draft v2.xlsx, and
- (vi) Schedule 2.2(a) – Tangible Property – Tech Tool Inventory – Draft v1.xlsx

(such files collectively, the “*Preliminary Inventory List*”). The Preliminary Inventory List will not include the MEAG Huts and will not include any obsolete, to-be-replaced, or non-functioning items. The In-Service Inventory shall include equipment located in the MEAG Huts, even if that property is deemed to be owned by MEAG pursuant to the terms of the MEAG Master Agreement. The Preliminary Inventory List shall contain: (i) a description of each piece of inventory, (ii) the number of pieces of such inventory (each piece being an “*Inventory Item*”), and (iii) the Inventory Item’s stationary location as of the date of this Agreement (if the Inventory Item is stationary) or its overnight storage location as of the date of this Agreement (if the Inventory Item is a vehicle, trailer or carried on a vehicle or trailer) (whichever is applicable, the “*Location*”).

(b) Within ten (10) business days after the date of this Agreement, the Purchaser or its agent will commence a visual count of the Inventory Items (the “*Count*”). For clarification, the Count shall have no impact on the operation or functioning of the Network and will not include any plugging in or unplugging of Inventory Items. The Seller will designate an employee to escort and provide the Purchaser or its agent with access to all Inventory Item Locations. The Count shall take place on weekdays during normal business hours. Purchaser and its agent shall (and Purchaser shall cause the agent to) use reasonable best efforts to complete the Count within thirty (30) days, but not more than forty-five (45) days from commencement the Count.

(c) Within twenty (20) business days after the completion of the Count, the Purchaser shall submit a preliminary report to the Seller indicating the number and type of each Inventory Item that is

- (i) missing from its respective Location as indicated in the Preliminary Inventory List (except for vehicles, trailers or equipment carried on vehicles or trailers that are away from their Location in the Ordinary Course of the Business),
- (ii) In-Service Inventory having a value of \$2,500 or more as indicated on the Preliminary Inventory List but that is incapable of being operated,
- (iii) Spare Inventory having a value of \$2,500 or more as indicated on the Preliminary Inventory List but that is incapable of being operated, or
- (iv) in addition to the number and type of Inventory Items indicated in the Preliminary Inventory List for each particular Location (each, an “*Additional Inventory Item*”).

The report described in this Section 3.4(c) shall be the “*Preliminary Inventory Report*.”

(d) The parties shall have ten (10) business days after the Seller receives the Preliminary Inventory Report to reconcile any errors or oversights in the Preliminary Inventory Report and to come up with a final, complete and accurate list of each (i) Inventory Item described in Section 3.4(a) (i), (ii) and (iii) (each, a “*Missing Item*”) and (ii) Additional Inventory Item. The report described in this Section 3.4(d) shall be the “*Final Inventory Report*.”

(e) Within ten (10) business days of receiving the Final Inventory Report, the Seller shall have the option of either (i) replacing such Missing Item included on the Final Inventory Report, either by (A) substituting an Additional Inventory Item of the same type, (B) purchasing a replacement of such Missing Item (or submitting a purchase order to purchase a replacement of such Missing Item included on the Final Inventory Report that cannot be physically obtained by the Seller within ten business days) with the same, functionally-equivalent or better item, at the Seller’s sole cost or expense, or (C) for any Missing Item of the types included in Spare Inventory finding the same or similar item for such Missing Item and that is not included on the Spare Inventory or (ii) reducing the Purchase Price by the replacement cost (as reasonably determined by the Purchaser) of each Missing Item not replaced or purchased under Section 3.4(e)(i).

(f) For the avoidance of doubt, any reductions made pursuant to this Section 3.4 shall be treated as an adjustment to the Net Purchase Price for all Tax purposes.

ARTICLE 4: Representations and Warranties of the Seller

The Seller represents and warrants to the Purchaser as follows, both as of the date of this Agreement and on the Closing Date, except as otherwise specifically noted in any particular representations or warranties:

4.1 Existence; Good Standing and Capitalization. The Seller is a nonprofit corporation duly incorporated, validly existing and in good standing under the laws of the State of Georgia, and is duly qualified to do business as a foreign corporation and is in good standing in the jurisdictions set forth on Schedule 4.1(a), which are the only jurisdictions in which the Seller is required to be so qualified. The Seller does not own any equity interests in any Person. The Seller has the Members set forth on Schedule 4.1(b). There are no options, warrants or other rights, agreements, arrangements or commitments of any character relating to the issued or unissued capital stock of, or other equity interests in, the Seller or obligating the Seller to issue or sell any shares of capital stock of, or other equity interests in, the Seller. The Seller has delivered to the Purchaser true, complete, and correct copies of the articles of incorporation, as currently in effect and reflecting any and all amendments thereto through the Closing Date. Such organizational documents are in full force and effect.

4.2 Power. The Seller has the power and authority to (a) own, operate, and lease its properties and assets as and where currently owned, operated, and leased, and (b) carry on its business as currently conducted. The Seller has the requisite power and authority to execute, deliver, and perform its obligations under this Agreement and the Ancillary Agreements.

4.3 Enforceability. The execution, delivery, and performance of this Agreement and the Ancillary Agreements, and the consummation of the transactions contemplated hereby and thereby, have been duly and validly authorized by all necessary action on the part of the Seller and the Members. This Agreement and each of the Ancillary Agreements have been duly executed and delivered by the Seller, and constitute the valid and legally binding obligations of the Seller, enforceable against the Seller in

accordance with their terms, subject to applicable bankruptcy, insolvency, reorganization, moratorium, liquidation, fraudulent conveyance, and other similar Laws and principles of equity affecting creditors' rights and remedies generally (the "**General Enforceability Exceptions**").

4.4 **No Conflict.** Except as set forth on Schedule 4.4, neither the execution of this Agreement nor the Ancillary Agreements, nor the performance by the Seller of its obligations hereunder, nor the consummation of the transactions contemplated hereby will (a) assuming all Regulatory Consents have been obtained or made, violate any Law or Order applicable to the Seller, (b) violate or conflict with the Seller's organizational documents, (c) violate, conflict with, or result in a breach or termination of, or otherwise give any Person additional rights or compensation under, or the right to terminate or accelerate, or the loss of a material benefit under, or constitute (with notice or lapse of time, or both) a default under the terms of any Purchased Contract to which the Seller is a party or by which any of the Purchased Assets are bound or (d) result in the creation or imposition of any Lien with respect to, or otherwise have an adverse effect upon, any of the Purchased Assets.

4.5 **Consents.** Except as set forth on Schedule 4.5, no (a) consent, approval, authorization of, or notice to any third party ("**Consents**") or (b) Regulatory Consent is required in connection with the execution and delivery by the Seller of this Agreement or the Ancillary Agreements or the consummation of the transactions contemplated hereby or thereby.

4.6 **Property.**

(a) **Title.** The Seller has good and marketable title to, or valid and enforceable leasehold interests in, all of the Purchased Assets, in each case free and clear of all Liens other than (i) Liens for current Taxes that are not due and payable as of the Closing Date or that are being contested in good faith by appropriate proceedings, and (ii) those matters described on Schedule 4.6(a) (collectively, the "**Permitted Liens**"). The Purchased Assets are in good condition and repair (subject to normal wear and tear). All of the Purchased Assets have been maintained, repaired, and replaced consistent with past practice. Except as described on Schedule 4.6(a), the Seller does not own, and has never owned, any real property.

(b) **Leased Real Property.** Schedule 4.6(b) sets forth (i) a true and complete description of all real property that is leased, subleased, licensed to, or otherwise used or occupied by the Seller and all real property interests of the Seller in third party property, including easements, rights of way or similar rights of access necessary for all lawful access to, use, maintenance, repair and operation of the Network (collectively, the "**Leased Real Property**"), including the address thereof, the annual fixed rental charges, the expiration of the term, any extension options and any security deposits, and (ii) a list of all leases, licenses, easements and similar agreements, including all amendments, extensions and renewals thereof and guarantees, and security agreements pertaining to the Leased Real Property (collectively, the "**Real Property Leases**"). The Seller has valid and enforceable leasehold interests or valid legal right or title in all of its Leased Real Property. All of the Leased Real Property is used or occupied by the Seller pursuant to a Purchased Contract. All Real Property Leases are valid and binding agreements of the Seller and the counterparties thereto, are in full force and effect (except for those that have terminated or will terminate by their own terms), and are enforceable against the Seller and, to the Knowledge of the Seller, all other counterparties thereto, subject to the General Enforceability Exceptions. Neither the Seller nor, to the Knowledge of the Seller, any other party thereto is in violation or breach of or in default (or with notice or lapse of time, or both, would be in violation or breach of or in default) under the terms of any Real Property Lease. The Seller has not received any written notice alleging violation, breach or default under any such Real Property Lease. Except as set forth on Schedule 4.6(b), the Seller has not leased or sublet as lessor or sublessor nor assigned, and no third

party is in possession of, any of the Leased Real Property

(c) Reassessment. There is not now pending or, to the Knowledge of the Seller, contemplated any reassessment of any parcel included in the Leased Real Property that could result in a material increase in the rent, additional rent or other sums and charges payable by the Seller under any agreement relating to the Leased Real Property.

(d) No Condemnation. There is not now pending or, to the Knowledge of the Seller, contemplated any condemnation, expropriation, eminent domain, or similar proceeding affecting all or any portion of the Leased Real Property. The Seller has not received any written notice or oral notice of any such proceeding, and to the Knowledge of the Seller, no such proceeding is contemplated.

(e) Operation of Property. There are no material defects in, mechanical failure of, or damage to, the Leased Real Property. The Leased Real Property is sufficient for the operation of the Business as it is currently conducted. The Seller has obtained all Permits necessary for the operation of the Business at the Leased Real Property and such Permits will be transferred and assigned to the Purchaser as of the Closing, to the extent they are assignable.

(f) Brokerage Commissions. The Seller does not owe any material brokerage commissions or finder's fees with respect to any Real Property Lease or any renewal or extension thereof or the exercise of any right or option thereunder.

4.7 Necessary Property. Except for the MEAG Rights and Assets and other items set forth on Schedule 4.7, the Purchased Assets, when transferred to the Purchaser, will be adequate and sufficient to permit the Purchaser to conduct the Business as conducted by the Seller immediately prior to the Closing Date. The Seller is the only entity through which the Business is conducted.

4.8 Proceedings. Except as set forth on Schedule 4.8, there is no instance in which the Seller is or has been, or the Purchased Assets are or have been, in each case within the three (3)-year period prior to the Closing Date (a) subject to any unsatisfied Order or (b) a party, or, to the Knowledge of the Seller, threatened to be made a party, to any Proceeding. There are no Proceedings pending or, to the Knowledge of the Seller, threatened that question the validity of this Agreement, the Ancillary Agreements or any of the transactions contemplated hereby or thereby. To the Knowledge of the Seller, no event has occurred or circumstances exist that could give rise to or serve as a basis for the commencement of any Proceeding by or against the Seller.

4.9 Compliance with Laws.

(a) The Seller is now, and has been, and the Purchased Assets are now and have been operated, in substantial compliance with all Laws and Orders. Except as set forth on Schedule 4.9(a), to the Knowledge of the Seller, there is no proposed Law or Order that would have a material adverse effect, when taken as a whole, on the Seller, the Purchased Assets, the Business or the liabilities, operations or prospects of the Business. The Seller has not received any notice from any Governmental Authority or any other Person regarding any actual, alleged or potential violation of, or failure to comply with, or liability under any applicable Law.

(b) During the last six (6) years: (i) all written representations, certifications, and disclosures made by or on behalf of the Seller relating to any Government Contract were current, accurate, and complete at the time of certification or disclosure and (ii) except as set forth on Schedule 4.9(a), neither any Governmental Authority nor any prime contractor, subcontractor, or

other Person has notified the Seller in writing or, to the Knowledge of the Seller, orally that the Seller has, or is alleged to have, breached or violated any Law, representation, certification, disclosure, clause, provision, or requirement pertaining to any Contract.

4.10 Conduct of Business. Except as set forth on Schedule 4.10, since December 31, 2020 the Seller has conducted its business in the Ordinary Course of Business and there has not been any material adverse change in the operation of its business or the performance, financial condition or prospects of the Seller. Without limiting the generality of the foregoing, since December 31, 2020, the Seller has not:

(a) borrowed any amount or incurred or become subject to any liability except (i) current liabilities incurred in the Ordinary Course of Business, (ii) liabilities under Contracts entered into in the Ordinary Course of Business, and (iii) borrowings under lines of credit existing on such date;

(b) mortgaged, pledged, or subjected to any Lien, any of the Purchased Assets, except Permitted Liens;

(c) sold, assigned, or transferred (including transfers to any employees) any Purchased Assets except in the Ordinary Course of Business, or canceled any debts or claims;

(d) waived any rights of material value;

(e) taken any other action or entered into any other transaction or Contract (including any transactions with employees) other than in the Ordinary Course of Business or other than the transactions contemplated by this Agreement;

(f) made any material change in accounting or Tax principles, practices, policies, or methods;

(g) with respect to the Purchased Assets or the Business, (i) amended any Tax Return, (ii) entered into any "closing agreement" as described in Section 7121 of the Code (or any similar provision of state, local or foreign Law) with any Tax authority with respect to a Tax, (iii) settled any claim or assessment in respect of any Tax, or (iv) consented to any extension or waiver of the limitation period applicable to any claim or assessment in respect of any Tax that would give rise to any claim or assessment of Taxes;

(h) made any write-off or write-down of or made any determination to write-off or write-down any of its assets and properties other than in the Ordinary Course of Business;

(i) made any change in its general pricing practices or policies or any change in the credit or allowance practices or policies;

(j) accelerated revenues, collected on accounts receivable or deferred expenses or the payment of accounts payable, in each case other than in the Ordinary Course of Business;

(k) engaged in any activity that reasonably could be expected to result in a reduction, temporary or otherwise, in the demands for products following the Closing;

(l) commenced or terminated any line of business;

(m) experienced any damage, destruction or casualty loss in excess of \$5,000 (other than those covered by insurance) with respect to any of the Purchased Assets;

(n) made any capital expenditures that aggregate in excess of \$500,000;

(o) instituted or settled any Proceeding for an amount involving in excess of \$100,000 in the aggregate or involving equitable or injunctive relief;

(p) as to any current or former employees or independent contractors of the Seller: (i) granted any bonuses, whether monetary or otherwise, or increased any wages, salary, severance, pension or other compensation or benefits, other than as provided for in any written agreements or required by applicable Law, (ii) changed the terms of employment, or (iii) accelerated the vesting or payment of any compensation or benefit;

(q) adopted, modified or terminated any (i) employment, severance, retention or other agreement with any current or former employee or independent contractor of the Seller; (ii) Employee Benefit Plan; or (iii) collective bargaining agreement, in each case whether written or oral;

(r) acquired any other business or Person (or any significant portion or division thereof), whether by merger, consolidation or reorganization or by purchase of its assets or equity interests, or acquired any other material assets; or

(s) committed or agreed, in writing or otherwise, to any of the foregoing, except as expressly contemplated by this Agreement and the Ancillary Agreements.

4.11 Labor Matters.

(a) Union and Employee Contracts. (i) The Seller is not a party to or bound by any union contract, collective bargaining agreement or other similar type of contract with any labor organization, (ii) the Seller has not agreed to recognize any union or other collective bargaining representative, (iii) no union or other collective bargaining representative has been certified as representing any employees of the Seller, (iv) there has not been any union organizing activity to the Knowledge of the Seller with respect to any employees of the Seller during the past five (5) years, (v) the Seller has not experienced any labor strike, slowdown, work stoppage, or any other labor dispute during the past five (5) years; and (vi) there are no unfair labor practice charges, grievances, or complaints pending, or to the Knowledge of the Seller, threatened by or on behalf of any employee or group of employees of the Seller. Except as disclosed on Schedule 4.11(a), the Seller is not bound by any independent contractor agreement or consultant agreement.

(b) List of Employees, Etc. Schedule 4.11(b) lists, to the extent applicable, for each employee, independent contractor, consultant, and sales representative of the Seller or any individual who provides services to the Seller, his or her: name, title, location, date of hire or engagement, exempt/non-exempt status, employment status (i.e., whether full-time, temporary, leased, etc.), active or inactive status (including type of leave, if any), accrued but unused vacation (as of the date indicated on Schedule 4.11(b)), current year annual base salary or hourly wage rate (or other compensation), current year target bonus/commission and current year to date total compensation (as of the date indicated on Schedule 4.11(b)). Except as set forth on Schedule 4.11(b), the employees of the Seller are "at will" and, to the Knowledge of the Seller, no employee of the Seller intends to terminate his or her employment or other relationship with the Seller.

(c) Unemployment, Social Security and Other Benefits. The Seller is not liable for any payment to any trust or other fund or to any Governmental Authority, with respect to unemployment compensation benefits, social security or other benefits or, except as disclosed in Schedule 4.11(c), obligations for employees (other than routine payments to be made in the Ordinary Course of Business). There are no pending claims against the Seller under any workers' compensation plan or policy or for long-term disability.

(d) Manuals, Handbooks, Policies, etc. True and complete copies have been made available to the Purchaser of the material written personnel manuals, handbooks, policies, rules or procedures applicable to any employee of the Seller.

(e) Compliance and Investigations. Neither the Seller, nor any of its officers, have received within the past five (5) years any written or, to the Knowledge of the Seller, oral notice of intent by any Governmental Authority responsible for the enforcement of labor or employment laws to conduct an investigation relating to the Seller and no such investigation is in progress. The Seller is not a party to, or otherwise bound by, any consent decree with, or citation by, any Governmental Authority relating to employees or employment practices. The Seller is in compliance with all applicable Laws respecting labor and employment, including termination of employment or failure to employ, employment practices, terms and conditions of employment, immigration, wages and hours, working time, employment standards, civil rights, discrimination and retaliation, occupational safety and health, family or medical leave, exempt/non-exempt and contingent worker classifications and workers' compensation. There are no labor or employment actions pending, or to the Knowledge of the Seller threatened, between the Seller and any employees, current or former, of the Seller.

(f) Foreign Employees. No employee of the Seller is under a work permit or visa. To the Knowledge of the Seller, all employees who are performing services for the Seller are legally permitted to work in the United States.

(g) WARN Act. In the five (5) years prior to the date of this Agreement, the Seller has not effectuated (i) a "plant closing" (as defined in the WARN Act or any similar state, local or foreign Law) affecting any site of employment or one or more facilities or operating units within any site of employment or facility related to the Business or (ii) a "mass layoff" (as defined in the WARN Act, or any similar state, local or foreign Law) affecting any site of employment or facility related to the Business.

(h) There are not now, and have not been in the past five years, any internal or external complaints of any type of harassment, including sexual harassment, made against any employee or, to the Knowledge of the Seller, any service provider of the Seller or by any employee or to the Knowledge of the Seller, any service provider of the Seller.

4.12 Employee Benefit Plans.

(a) Schedule 4.12(a) sets forth a correct and complete list of (i) all "employee benefit plans," as defined in Section 3(3) of ERISA, (ii) all other employment, severance pay, change in control, salary continuation, bonus, incentive, stock option, equity-based, retirement, pension, profit sharing or deferred compensation plans, contracts, programs, funds, or arrangements of any kind, and (iii) all other employee benefit plans, contracts, programs, funds, or arrangements (whether written or oral, qualified or nonqualified, funded or unfunded) and any trust, escrow, or similar agreement related thereto, whether or not funded, in respect of any present or former employees or officers of the Seller that are sponsored or maintained by the Seller or with respect to

which the Seller has made or is required to make payments, transfers, or contributions or with respect to which the Seller has or may have any liability or obligation, including by reason of being an ERISA Affiliate (all of the above being hereinafter individually or collectively referred to as “*Employee Benefit Plan*” or “*Employee Benefit Plans*,” respectively). The Seller does not have any liability with respect to any plan, arrangement, or practice of the type described in the preceding sentence other than the Employee Benefit Plans.

(b) Each Employee Benefit Plan has been maintained, operated, and administered in compliance with its terms and any related documents or agreements and in compliance with all applicable Laws. No suit, litigation, investigation, administrative proceeding, disputed claim, settlement, adjudication or action (other than routine claims for benefits) has been brought or is pending, or to the Knowledge of the Seller, is threatened, against or with respect to any such Employee Benefit Plan or the assets of any such plan. Any Employee Benefit Plan intended to be qualified under Section 401(a) of the Code has obtained from the IRS a favorable determination or opinion letter as to its qualified status under the Code and nothing has occurred since the issuance of each such letter that would reasonably be expected to cause the loss of the tax-qualified status of any Employee Benefit Plan subject to Section 401(a) of the Code.

(c) True, up-to-date, correct and complete copies of the following documents with respect to each of the Employee Benefit Plans have been made available to the Purchaser to the extent applicable: (i) summaries of the material terms of all Employee Benefit Plans; (ii) the most recent IRS determination or opinion letter; and (iii) all material communications regarding the Employee Benefit Plans sent by the Seller in 2021, 2020 and 2019 to employees of the Business.

(d) Neither the Seller nor any of its ERISA Affiliates currently has any, and at no time in the past has had any, obligation to contribute to or any liability under (i) a “defined benefit plan” as defined in Section 3(35) of ERISA, (ii) a pension plan subject to the funding standards of Section 302 of ERISA or Section 412 of the Code, (iii) a “multiemployer plan” as defined in Section 3(37) of ERISA or Section 414(f) of the Code or (iv) a “multiple employer plan” within the meaning of Section 210(a) of ERISA or Section 413(c) of the Code. The Seller has not incurred, and, to the Knowledge of the Seller, no event has occurred and no condition or circumstance exists that could result, directly or indirectly, in, any unsatisfied liability (including any indirect, contingent or secondary liability) of the Seller under Title IV of ERISA or Section 412 or 430 of the Code or Section 302 or 303 of ERISA. No asset or property of the Seller is or may be subject to any lien arising under Section 430(k) of the Code or Section 303(k) of ERISA.

(e) Full payment has been made of all amounts that the Seller is required under applicable Law or under any Employee Benefit Plan or any agreement relating to any Employee Benefit Plan to have paid as contributions or premiums thereunder.

(f) Except as set forth on Schedule 4.12(f), the execution and performance of this Agreement will not (i) constitute a stated triggering event under any Employee Benefit Plan that will result in any payment (whether of severance pay or otherwise) becoming due from the Seller to any current or former officer or employee (or dependents of such Persons) of the Seller, or (ii) accelerate the time of payment or vesting, or increase the amount of compensation due to any current or former officer, or employee (or dependents of such Persons) of the Seller.

(g) Except as disclosed in Schedule 4.12(g), no amount that could be received (whether in cash or property or the vesting of property) as a result of any of the transactions contemplated by this Agreement by any employee or officer of the Seller or any of its Affiliates who is a “disqualified individual” (as such term is defined in Treasury Regulation Section 1.280G-

l) could be characterized as an "excess parachute payment" (as such term is defined in Section 280G(b)(1) of the Code).

(h) Each Employee Benefit Plan that constitutes in any part a nonqualified deferred compensation plan within the meaning of Section 409A of the Code has been operated and maintained in all material respects in operational and documentary compliance with Section 409A of the Code and applicable guidance thereunder. No payment to be made under any Employee Benefit Plan is, or to the Knowledge of the Seller, will be, subject to the penalties of Section 409A(a)(1) of the Code.

(i) None of the Employee Benefit Plans, nor any liability of any kind thereunder or with respect thereto, will be required by operation of law or otherwise (except as expressly provided herein) to be transferred to the Purchaser and/or its Affiliates as a result of the transactions contemplated hereby.

4.13 Environmental. The representations in Sections 4.13(a), (b), (d), (e)(ii), (g), and (i) apply only to: (i) the 14 MEAG huts referenced in Schedule 2.2(a) and only for the period since the date of the MEAG Master Agreement and (ii) the Sandersville, Georgia hut referenced in the Leased Real Property and only for the period since September 2, 2008 (the "*Sandersville Hut*") and only for the period since the date of the Real Property Lease for same as disclosed on Schedule 4.6(b) (such locations, including the contiguous real property immediately surrounding such huts (up to any fences surrounding the huts) and the contiguous real property immediately surrounding the above ground tanks that service such huts, being the "*GPW Maintained Huts*"). Except as set forth on Schedule 4.13:

(a) To the Knowledge of the Seller, there are no, and have not been any, underground tanks and related pipes, pumps, and other facilities for such underground tanks regardless of their use or purpose whether active or abandoned at the Leased Real Property.

(b) To the Knowledge of the Seller, there is no asbestos nor any asbestos containing materials used in, applied to, or in any way incorporated in any building, structure, or other form of improvement on the Leased Real Property.

(c) The Seller is presently and for the preceding five (5) years has been in material compliance with all Environmental Laws applicable to the Leased Real Property or its business.

(d) There exists no Environmental Condition that requires reporting, investigation, assessment, cleanup, remediation, or any other type of response action pursuant to any Environmental Law or that could be the basis for any material liability of any kind pursuant to any Environmental Law.

(e) (i) The Seller has not generated, manufactured, refined, transported, treated, stored, handled, disposed, transferred, produced, or processed any Hazardous Materials at or upon the Leased Real Property, except in material compliance with all applicable Environmental Laws, and (ii) to the Knowledge of the Seller, there has been no Release or Threat of Release of any Hazardous Material at the Leased Real Property that requires or may require reporting, investigation, assessment, cleanup, remediation or any other type of response action by the Seller pursuant to any Environmental Law.

(f) The Seller has not: (i) entered into or been subject to any consent decree, compliance order, or administrative order with respect to the Release of any Hazardous Materials or any Environmental Law; (ii) received any written request for information, notice, demand letter,

administrative inquiry, or written complaint or claim with respect to any Environmental Condition, Release of any Hazardous Materials or liability under any Environmental Law; or (iii) been subject to or threatened with any governmental or citizen enforcement action with respect to any Environmental Law.

(g) There currently are effective all Permits required under any Environmental Law that are necessary for the Seller's activities and operations or use of the Leased Real Property and the Seller has materially complied with the terms and conditions of such Permits since issuance.

(h) The Seller has not sold, marketed, or distributed any product that contains asbestos.

(i) The Seller has made available to the Purchaser copies of all material documents, records, and written information in its possession or control concerning Environmental Conditions and potential liability under Environmental Laws, including previously conducted environmental site assessments, asbestos surveys and documents regarding any Release of Hazardous Materials at or from the Leased Real Property.

4.14 Contracts.

(a) Schedule 4.14(a) sets forth, by reference to the applicable subsection of this Section 4.14(a), each Purchased Contract (and in the case of an oral Purchased Contract, the material terms of such Purchased Contract) to which the Seller is a party or to which any of the Purchased Assets are bound:

(i) governing, relating to or evidencing the borrowing of money or the guarantee for the benefit of a third party of Indebtedness by the Seller, or the granting of Liens on any Purchased Asset;

(ii) containing covenants limiting the freedom of the Seller to compete in any line of business or with any Person or in any geographic area or market or not to solicit or hire any Person;

(iii) with any officer or employee of the Seller (other than the Employee Benefit Plans or Retained Assets referred to on Schedule 2.3(n));

(iv) providing for the future or ongoing purchase, maintenance, or acquisition, or the sale or furnishing, of services, materials, supplies, merchandise, or equipment (including computer hardware or software or other property or services) in excess of \$25,000;

(v) granting to any Person a first-refusal, first-offer or similar preferential right to purchase or acquire, in the future, any right, asset, or property of the Seller;

(vi) other than the IRUs or fiber leases disclosed on Schedule 2.2(c) relating to Network Agreements, for the sale or lease of any real property, equipment, or other personal property (where the Seller is the lessor or lessee under any such lease);

(vii) containing a "most favored nation" pricing agreement, any exclusive license or exclusive supply or distribution agreement, or other exclusive rights with a customer or vendor;

(viii) involving a joint venture or partnership or involving the sharing of profits, losses, costs, or liability by the Seller with any other Person;

(ix) involving the acquisition of any business enterprise whether via stock or asset purchase or otherwise, except as expressly contemplated by this Agreement and the Ancillary Agreements;

(x) involving a Material Customer or Material Vendor;

(xi) that is a Government Contract;

(xii) union contracts, collective bargaining agreements, side agreements, or other written agreements between the Seller and any labor organization;

(xiii) under which the Seller has an existing obligation with respect to an "earn out," contingent purchase price, or similar deferred or contingent payment obligation payable by the Seller;

(xiv) that provides for a change of control, retention or similar payment by the Seller;

(xv) evidencing a capital expenditure or obligation to make any capital commitment in an amount in excess of \$50,000 in the aggregate; or

(xvi) relating to the settlement of any Proceeding, any internal complaint, grievance, claim or investigation, or any other dispute involving the Seller or the Business.

The contracts described in clauses 4.14(a)(i)-(xii), together with the Licenses In and Licenses Out, are each a "**Material Contract**" and collectively, the "**Material Contracts**". The Seller has provided to the Purchaser true and complete copies of each Material Contract, as amended through the Closing Date.

(b) Except as set forth on Schedule 4.14(b): (i) the Purchased Contracts constitute all of the Contracts adequate and sufficient to permit the Purchaser to conduct the Business as conducted by the Seller immediately prior to the Closing Date; (ii) each Purchased Contract is a valid, binding, and enforceable obligation of the Seller and the other parties thereto, enforceable in accordance with its terms, subject to the General Enforceability Exceptions; (iii) neither the Seller nor, to the Knowledge of the Seller, is any other party thereto in default under or in violation of any Purchased Contract; and (iv) to the Knowledge of the Seller, no event has occurred that, with notice or lapse of time or both, would constitute such a default or violation under any Purchased Contract.

4.15 Permits. Schedule 4.15 sets forth a complete and accurate list and description of all Permits currently held by the Seller. The Seller is in compliance with the terms of such Permits and there is no pending or, to the Knowledge of the Seller, threatened, termination, expiration or revocation thereof. The Seller has not received written notice of any violation of any Permit. All reports required to be filed by or on behalf of the Seller with any Governmental Authority in connection with a Permit have been filed and, to the Knowledge of the Seller, were correct and complete when so filed. Except as set forth and described on Schedule 4.15, the Seller possesses all Permits required to conduct its business as presently conducted. Each Permit set forth on Schedule 4.15 is valid and in full force and effect, and none of such Permits will

lapse, terminate, expire, or otherwise be impaired as a result of the performance of this Agreement by the Seller or the consummation of the transactions contemplated hereby.

4.16 Intellectual Property.

(a) Schedule 4.16(a) sets forth a complete and correct list as of the date hereof of all the following Owned Intellectual Property: (i) patents and applications therefor; (ii) registered copyrights and applications therefor; (iii) registered trademarks and service marks and pending applications for registration of trademarks or service marks and material unregistered trademarks and service marks; and (iv) Internet domain name registrations. All fees associated with filing or maintaining any Owned Intellectual Property have been paid in full in a timely manner to the proper Governmental Authority and, except as set forth on Schedule 4.16(a), no such fees are due within the three (3)-month period after the Closing Date. Each item of Registered Owned Intellectual Property is valid, subsisting, and in full force and effect, and has not been cancelled, expired, or abandoned. No Proceeding is pending or, to the Knowledge of the Seller, threatened challenging the Seller's rights to, or validity or enforceability of, any Owned Intellectual Property, or asserting that upon consummation of the transactions contemplated hereby the Seller's rights to any Owned Intellectual Property will be invalid or unenforceable. The Seller has taken all necessary actions, that must be taken on or prior to the Closing Date, to maintain each item of Registered Owned Intellectual Property that is material to the Business, including payment of maintenance fees, filing of applications for renewal and affidavits of use, or the filing of opposition, interference, or cancellation proceedings before the United States Patent and Trademark Office, the United States Copyright Office, or in any similar Governmental Authority. Seller exclusively owns all Owned Intellectual Property free and clear of all Liens other than Permitted Liens.

(b) Except as set forth on Schedule 4.16(b), the Intellectual Property used by the Seller or otherwise in its possession is sufficient for the conduct of the Seller's business as currently conducted, the Seller has a valid and enforceable right to use or possess, as applicable, such Intellectual Property. Neither the operation of the Business as it is currently conducted by the Seller, nor any activity by the Seller, including the design, development, use, import, branding, advertising, promotion, marketing, manufacture, delivery, sale and/or licensing of any Business product or service, (i) infringes or violates or (ii) in the past infringed or violated, any rights of others in or to any Intellectual Property; provided, however, that the representations and warranties in this Section 4.16(b) are made to the Knowledge of the Seller with respect to the rights of others in or to any patents. To the Knowledge of the Seller, there is no, nor has there been any, infringement or violation of any person or entity of any of the Owned Intellectual Property or the Seller's rights therein or thereto.

(c) Except as set forth on Schedule 4.16(c), no officer or employee of the Seller owns or claims any rights in (nor has any of them made application for) any Owned Intellectual Property. All persons that created, or assisted in the development of the Owned Intellectual Property have assigned all right, title, and interest in that Intellectual Property to the Seller or the Seller is otherwise the owner of such rights.

(d) Except as set forth on Schedule 4.16(d), the Seller has not received any written notice of any claim and there is, to the Knowledge of the Seller, no threatened claim, against the Seller asserting that the Seller has infringed, misappropriated, diluted, violated or otherwise conflicted with any Intellectual Property right of any other Person or that the Owned Intellectual Property infringes, misappropriates, dilutes, violates, or otherwise conflicts with the Intellectual Property of any Person. The Seller has not, within the last three (3) years, given any notice to any Person asserting infringement by such Person of any of the Owned Intellectual Property.

(e) All Information Systems used by the Seller are sufficient for the conduct of the Seller's business as currently conducted. There are no breaches of such Information Systems in the last three (3) years.

(f) Schedule 4.16(f) lists all of the (i) Contracts under which the Seller is granted rights by others in Software and/or Intellectual Property, in each case that is not Owned Intellectual Property (excluding commercially available off-the-shelf software with a per copy or per seat annual license fee of \$10,000 or less) ("*Licenses In*"), and (ii) Contracts under which the Seller has granted rights to others in Owned Intellectual Property (not including customer agreements entered into in the Ordinary Course of Business, substantially in the form of the Seller's form of customer agreement) ("*Licenses Out*"). To the Knowledge of the Seller, there are no problems viruses, worms, time-bombs, key-locks or defects in any Software used by the Seller in its business that could prevent, disrupt or interfere with any such Software or Information Systems from materially operating in fulfillment of its intended purpose or substantially as described in its related documentation or specifications. The Seller uses industry standard methods in the Business to (x) detect and prevent viruses and any third party software routines designed to permit unauthorized access, disable or erase software, hardware or data, or perform any other similar actions that may be present in the Seller's products and services, and (y) subsequently correct or remove such viruses and subroutines. To the Knowledge of the Seller, none of the Software used by the Seller include or install undocumented or unauthorized portals, key-logs, codes, commands or other access to such Software or the data, information or signals the Software produces or processes, or any spyware, adware, or other similar software that monitors the use of the Software or contacts any remote computer without the knowledge and express consent of the user(s) of the applicable Software or remote computer, as applicable. The Seller has obtained and possesses valid licenses to use all of the Software programs that are material to its business and present on the computers it owns or leases that are used in connection with the Business.

(g) The Seller has taken reasonable security measures to protect the confidentiality and value of all Trade Secrets owned or purported to be owned by the Seller.

(h) All Owned Intellectual Property is (i) fully transferable by the Seller to the Purchaser as contemplated by the transactions contemplated in this Agreement and (ii) fully alienable and licensable by the Seller without restriction and without payment of any kind to any third party.

(i) The Seller is currently in compliance with, and at all times within the past three (3) years has complied with, all applicable Privacy Laws. The Seller does not accept any credit cards as a form of payment in the Business. The Seller has a privacy policy that incorporates all disclosures to data subjects required by the Privacy Laws and the privacy policy has been provided to data subjects whose Personal Information is collected, stored or processed by the Seller. None of the disclosures made or contained in such privacy policy has been materially inaccurate, misleading or deceptive or in violation of the Privacy Laws (including containing any material omission).

(j) The Seller has at all times within the past three (3) years implemented all organizational, physical, administrative and technical measures required by Privacy Laws designed to protect Personal Information against data security incidents or other misuse. The Seller has implemented commercially reasonable procedures, satisfying the requirements of applicable Privacy Laws, to detect data security incidents.

(k) The Seller or its agents (i) regularly conducts vulnerability testing, risk assessments, and external audits of, and tracks security incidents related to the Seller's systems, (ii) promptly corrects any material exceptions or vulnerabilities identified, and (iii) promptly installs software security patches and other fixes to identified technical information security vulnerabilities.

(l) In the past three (3) years there have been no data security incidents, personal data breaches or other adverse events or incidents related to Personal Information in the custody or control of the Seller or, to the Knowledge of the Seller, any service provider acting on behalf of the Seller. No breach or violation of the Seller's information security systems has occurred in the past three (3) years or is threatened in writing, and there has been no unauthorized or illegal use of or access to any personal Information. The Seller has a commercially reasonable data breach response plan that it tests on at least an annual basis.

(m) In the past three (3) years there have not been any claims or proceedings related to any data security incidents or any violations of any Privacy Laws, and to the Knowledge of the Seller there are no facts or circumstances that could reasonably serve as the basis for any such allegations or claims, and the Seller has not received any correspondence relating to, or notice of any proceedings, claims, investigations or alleged violations of, Privacy Laws, with respect to Personal Information from any person or governmental authority, and there is no such ongoing proceeding, claim, investigation or allegation.

4.17 Financial Statements.

(a) Attached as Schedule 4.17(a) are correct and complete copies of (i) the audited statements of financial position of the Seller as of December 31, 2019 and 2020, and the related audited statements of activities and the statements of functional expenses for the years then ended, and the other financial information included therewith (collectively, the "*Financial Statements*"), and (ii) the unaudited statement of financial position of the Business as of **[MOST RECENT INTERIM FINANCIAL STATEMENTS DATE]**, 2021 and the related unaudited statement of activities for the **[#OF MONTHS]**-month period then ended (collectively, the "*Interim Financial Statements*").

(b) Except as set forth on Schedule 4.17(b), (i) the Financial Statements present fairly, in all material respects, the financial position and results of operations of the Seller at the dates and for the time periods indicated and have been prepared by the Seller's auditors in accordance with GAAP, consistently applied throughout the periods indicated, and (ii) the Interim Financial Statements present fairly in all material respects the financial position and results of operations at the date and for the period indicated. The Financial Statements and the Interim Financial Statements were derived from the books and records of the Seller.

4.18 Undisclosed Liabilities. The Seller has no material liabilities, except (a) liabilities reflected in the Interim Financial Statements, (b) liabilities that have arisen after the date of the Interim Financial Statements in the Ordinary Course of Business, or (c) as otherwise set forth on Schedule 4.18.

4.19 Accounts Receivable. All of the Seller's accounts represent sales actually made in the Ordinary Course of Business or valid claims as to which full performance has been rendered by the Seller. All of such accounts are, in the aggregate, collectible in full, net of the reserve therefor, in the Ordinary Course of Business. There are no disputes with respect to any of such accounts receivable. The reserve on the Financial Statements against the accounts receivable for returns and bad debts is adequate and has been calculated in accordance with GAAP. Except as set forth on Schedule 4.19, no counter claims, defenses, or offsetting claims with respect to the accounts receivable of the Seller are pending or, to the Knowledge

of the Seller, threatened. The Seller has not agreed to any deduction, free goods, discount, or other deferred price or quantity adjustment with respect to any of its accounts receivables. All of the Seller's accounts receivable relate solely to sales of goods or services to customers of the Seller, none of which is an employee of the Seller.

4.20 Inventories. The inventories of the Seller are of a quality and quantity useable and saleable in the normal and Ordinary Course of Business and fit for the purpose for which they were procured or manufactured and such inventory is saleable at gross margins consistent with historical practice, subject to appropriate and adequate allowances reflected on the Interim Financial Statements for obsolete, excess, slow-moving, and other irregular items.

4.21 Taxes.

(a) Except as set forth on Schedule 4.21(a), the Seller has timely filed all Tax Returns and timely paid all Taxes to the appropriate Taxing Authority related to the Purchased Assets and the Business. Such Tax Returns are true, correct and complete in all material respects. There are no Liens for Taxes encumbering any of the Purchased Assets.

(b) The Seller has withheld and timely paid to the appropriate Taxing Authority all Taxes required to have been withheld and paid in connection with amounts paid or owing to any employee, independent contractor, creditor, or other third party, and all Forms W-2 and 1099 (or similar reporting form) required with respect thereto have been properly completed and timely filed with the appropriate Taxing Authority.

(c) None of the Purchased Contracts contains a Tax allocation, sharing, indemnification, or similar agreement (other than pursuant to customary commercial contracts the primary purpose of which is not Taxes).

(d) Except as set forth on Schedule 4.21(d), there is no material dispute or claim concerning any Tax of the Seller related to the Purchased Assets or the Business that has been claimed or raised by any Governmental Authority in writing. With respect to the Purchased Assets or the Business, no written claim has ever been made by a Governmental Authority in a jurisdiction where the Seller does not file Tax Returns that the Seller is or may be subject to taxation by that jurisdiction as a result of the operation of the Business in that jurisdiction nor, to the Knowledge of the Seller, is there any factual or legal basis for any such claim. All deficiencies asserted, or assessments made, against the Seller as a result of any examinations by any Taxing Authority with respect to the Purchased Assets or the Business have been fully paid.

(e) None of the Purchased Assets constitutes stock of a corporation (or an entity treated as a corporation for U.S. federal income Tax purposes), an interest in a partnership (or an entity treated as a partnership for U.S. federal income Tax purposes), or any other equity interest in any other entity.

(f) The Seller is not and has never been a party to, or bound by, any Tax indemnity, Tax sharing or Tax allocation agreement (other than pursuant to customary commercial contracts the primary purpose of which is not Taxes).

(g) Except as set forth on Schedule 4.21(g), (i) the Seller has not made any changes to its Tax accounting or reporting, or deferred any payroll Taxes that otherwise would have been required to be remitted or paid in connection with amounts paid by it to any employee or individual

service provider as a result of provisions in the CARES Act, and (ii) has not otherwise taken advantage of any tax benefit or tax program provided by or pursuant to the CARES Act.

4.22 Customers; Vendors.

(a) Schedule 4.22(a) sets forth (i) the Seller's twenty (20) largest customers (listed in order of dollar amount of sales to such customers calculated in accordance with GAAP) for the years ended December 31, 2019 and December 31, 2020 (the "**Material Customers**") and (ii) the dollar amount of sales to such Material Customers. Except as set forth on Schedule 4.22(a), (A) all Material Customers continue to be customers of the Seller and none of such Material Customers has reduced materially its business with the Seller from the levels achieved during the year ended December 31, 2020, and, to the Knowledge of the Seller, there is no reason to believe that any such reduction will occur; (B) no Material Customer has terminated its relationship with the Seller, nor has the Seller received notice, nor to the Knowledge of the Seller is there any other reason to believe, that any Material Customer intends to do so or to materially alter the terms of its relationship with the Seller; (C) the Seller is not involved in any claim, dispute, or controversy with any Material Customer; and (D) no Material Customer has materially reduced, or has requested in writing, or to the Knowledge of the Seller orally, to materially reduce, in either case, in the aggregate, the pricing of any good or service it purchases from the Seller, nor, to the Knowledge of the Seller, is there any other reason to believe that any Material Customer intends to do so.

(b) Schedule 4.22(b) sets forth (i) the Seller's twenty (20) largest vendors (listed in order of the dollar amount purchased from such vendors calculated in accordance with GAAP) for each of the years ended December 31, 2019 and December 31, 2020 ("**Material Vendors**") and (ii) the dollar amount of purchases from such Material Vendors. Except as set forth on Schedule 4.22(b), (A) all Material Vendors continue to be vendors of the Seller and none of such Material Vendors has materially reduced its business with the Seller from the levels achieved during the year ended December 31, 2020, and, to the Knowledge of the Seller, there is no reason to believe that any such reduction will occur; (B) no Material Vendor has terminated its relationship with the Seller, nor has the Seller received notice, nor to the Knowledge of the Seller is there any other reason to believe, that any Material Vendor intends to do so; (C) the Seller is not involved in any claim, dispute, or controversy with any Material Vendor; (D) no Material Vendor has materially increased or requested in writing, or to the Knowledge of the Seller orally, to materially increase, in either case, in the aggregate, the pricing of any good or service it sells to the Seller nor, to the Knowledge of the Seller, is there any other reason to believe that any Material Vendor intends to do so.

4.23 Related Party Transactions. Except as set forth on Schedule 4.23, no officer or employee of the Seller (a) has, or during the last two (2) fiscal years has had, direct or indirect interest (i) in any Person that is a customer, vendor, lessor, creditor, or competitor of the Seller, or (ii) in any material property, asset, or right that is owned or used by the Seller in the Business, or (b) is, or during the last two (2) fiscal years has been, a party to any agreement or transaction with the Seller, other than agreements with employees with respect to employment, compensation, non-disclosure, non-solicitation, non-competition, and/or confidentiality.

4.24 Books and Records. All of the books and records of the Seller have been maintained in the Ordinary Course of Business and fairly and accurately reflect, in all material respects, transactions arising from the Business.

4.25 Product Liability and Warranty.

(a) Each product or service sold, manufactured, or otherwise delivered, as applicable, by the Seller has been in conformity with all applicable contractual commitments, and the Seller has no liability (and, to the Knowledge of the Seller, there is no basis for any present or future Proceeding against the Seller) for replacement or repair of any such products or services or other damages in connection therewith, subject only to the reserve for product and service warranty claims set forth in the Interim Financial Statements. No product sold, leased, licensed, distributed or delivered, and no service provided, by the Seller is subject to any guaranty, warranty, or other indemnity beyond the applicable standard terms and conditions of sale, lease, or service in the Ordinary Course of Business.

(b) The Seller does not have any liability, and to the Knowledge of the Seller, there is no basis for any present or future Proceeding or demand against the Seller giving rise to any such liability, arising out of any injury to Person or property as a result of the ownership, possession, or use of a product or service manufactured, delivered, or provided by the Seller.

4.26 Insurance. Schedule 4.26 sets forth a true and complete list and brief description (including all applicable premiums and deductibles) of all insurance policies to which the Seller is a party or named insured, or under which the Seller or any current officer of the Seller (but solely with respect to such employee's capacity as an employee of the Seller, and not otherwise) is a party, or an insured. All of such insurance policies are in full force and effect, all premiums due and payable with respect to such insurance policies have been paid to date, and the Seller has never been in default with respect to its Liabilities under any such insurance policies. No written notice of cancellation or termination or non-renewal has been received by the Seller with respect to any such policy. The insurance maintained by the Seller is sufficient to comply, in all material respects, with all applicable Laws and Purchased Contracts to which the Seller is a party or by which the Purchased Assets are bound. During the last three (3) years, the Seller has not been refused any insurance.

4.27 Brokers. Other than Houlihan Lokey who has acted as an advisor to the Seller (i) no Person has acted directly or indirectly as a broker, finder, or financial advisor for the Seller in connection with the transactions contemplated by this Agreement and (ii) except as set forth on Schedule 4.27, which such schedule sets forth the name and amount of payment, no other Person is entitled to any fee or commission or like payment in respect thereof based in any way on any agreement, arrangement, or understanding made by or on behalf of the Seller.

4.28 Government Contracts.

(a) With respect to any Contract between the Seller and any Governmental Authority, including any Purchased Contract under which the Seller knowingly agrees to provide goods or services for eventual use by a Governmental Authority (collectively referenced as "**Government Contracts**"): (i) there have been no investigations, external or internal, in connection with any alleged fraud or material contractual noncompliance by or of the Seller; (ii) there has been no suspension or debarment proceeding (or equivalent proceeding, such as a "show cause") against the Seller; and (iii) the Seller is in compliance in all material respects with all statutory, regulatory, and contractual requirements applicable to each Government Contract.

(b) The Seller and its officers and employees have not been debarred, suspended, or otherwise formally rendered generally ineligible for award of Contracts with any U.S. federal Governmental Authority.

4.29 Network.

(a) The Seller has provided to the Purchaser a Google Earth KMZ digital file of a map showing the route and location of the Seller's Network Facilities that comprise the Seller's network (the "*Network*") including, in all material respects, (i) the routes and locations of all fiber optic lines and other cabling owned by the Seller; (ii) the routes and locations of all fiber optic lines and other cabling that the Seller leases or obtains from others; (iii) the number and location of all regeneration sites in the Network Facilities; and (iv) locations (transmitting and receiving) of the Seller's wireless Network Facilities.

(b) The Network Facilities necessary for the conduct of the business of the Seller as presently conducted are in good working order, structurally sound and adequate for the uses to which they are being put (ordinary wear and tear excepted) and, for the portion of the Network owned or maintained by the Seller, are free from any material defect and have been maintained in all material respects in the Ordinary Course of Business.

(c) Schedule 4.29(c) sets forth (i) a description that is true and complete in all material respects of the collocation facilities operated by the Seller as of the date hereof and (ii) a complete list of outages, failures, breakdowns or continuous periods of substandard service or network or collocation service unavailability which was material or resulted in (A) customer service credits greater than Twenty Five Thousand Dollars (\$25,000), (B) cancellation or termination of a customer order or agreement, or (C) required notification to the FCC, in each case, during the two (2) years prior to the date hereof.

(d) Each of the collocation facilities operated by the Seller and the Network are, in all material respects, working, functional and fit for the purpose intended, taken as a whole. The portion of the Network maintained by the Seller has been maintained, subject to ordinary wear and tear, in good working condition for purposes of operating the Business, taken as a whole.

(e) No third party has delivered written notice whereby it challenges or repudiates, or threatens to challenge or repudiate, or asserts the right to terminate or repudiate any Network Underlying Rights, and no property owner or other third party has challenged in writing to the Seller the right of the Seller to install, operate or maintain cable, wires, conduits or other equipment or facilities in a customer or other third party location necessary for the provision of service to existing customers. The Network Underlying Rights constitute some (but not all) of the material rights necessary to run the Network.

(f) The Seller owns or has a valid right to use the Network Underlying Rights free and clear of all Liens arising through the Seller and the Seller and has held all of the Network Underlying Rights in a manner that the Seller does not violate in any material respect the terms of any such Network Underlying Right.

(g) The Seller has the right to use all equipment necessary to operate the Network as currently operated by the Seller. Except as provided in Schedule 4.29(c), other than through the process of eminent domain, no Governmental Authority or other third party has any right to purchase or otherwise acquire or lease the Network owned by the Seller or any material portion thereof, and there is currently no action or proceeding pending or, to the Knowledge of the Seller, threatened, whereby a Governmental Authority or other third party is seeking to purchase or otherwise acquire or lease the Network or any portion thereof.

(h) The Seller has (i) acquired the rights necessary or required for using the Network and (ii) obtained the necessary consent, waiver, approval, authorization or other Permit of, or filing or registration with or notification to any Governmental Authority and rights-of-way, obtained easements and placed conduit, cables and structures in the appropriate locations along the physical Network owned by the Seller as necessary or required. Further, the Seller has adequate rights of access to the buildings and other property included in the Leased Real Property to service its Network Facilities.

4.30 Regulatory Matters. Without limiting any of the other representations or warranties made in this ARTICLE 4:

(a) The Seller holds all Communications Licenses necessary for the Seller to own, lease and operate its Network Facilities or to conduct its business in the manner in which such business is currently being conducted. Schedule 2.2(o) sets forth a true, correct and complete list of all such Communications Licenses. Except as set forth on Schedule 4.30(a), each Communications License is in full force and effect, there are no Proceedings pending, or, to the Knowledge of the Seller, threatened which have resulted or would reasonably be expected to result in any revocation, suspension, default or violation of or with respect to any Communications License, a material condition on the Communications License, or any material fine or forfeiture in connection therewith.

(b) Except as set forth in Schedule 4.30(b), since December 31, 2017, the Seller has operated and conducted its business in all material respects in compliance with the terms and conditions of the Communications Licenses and the Communications Laws, including timely and accurately submitting all material reports, notifications and applications required by applicable Communications Laws, and the payment of all Regulatory Payments.

(c) Except as set forth in Schedule 4.30(c), since December 31, 2017, the Seller has filed all required reports, including FCC Forms 499A and 499Q, and all such filings were, when made or amended, true, correct and complete and in accordance with existing precedent of the relevant Governmental Authority. At the Closing, the Seller shall have paid, or made adequate provision for the payment of, all federal and state Regulatory Payments billed by the FCC, State PUCs, and Fund Administrators and pertaining to the period prior to the Closing Date. At the Closing, the Seller shall have filed all required reports, including FCC Forms 499A and 499Q, that were due prior to the Closing Date, and retained all supporting documentation, necessary for the FCC, State PUCs, and Fund Administrators to calculate their Regulatory Payments. Where such reports are not due to be filed until after the Closing Date, the Seller shall also have compiled and retained all documentation needed to file any reports necessary for the FCC, State PUCs, and Fund Administrators to calculate Regulatory Payments for the period prior to the Closing Date. Since December 31, 2017, the Seller has not been the subject of any audit, investigation, enforcement, Proceeding, assessment, fine, penalty or interest related to Universal Service Subsidies or Regulatory Payments and, to the Knowledge of the Seller, no such audit, investigation, enforcement, Proceeding, fine, penalty or interests is threatened.

(d) The Seller has not deployed or, to the Knowledge of the Seller, used Network Facilities or other communications equipment and services that are on the FCC's covered list of equipment and services covered by Section 2 of the Secure Networks Act, including Huawei or ZTE.

4.31 Certain Business Practices.

(a) Since December 31, 2017, none of the Seller or any of its employees or, to the Knowledge of the Seller, any non-employee representatives on its behalf, has (a) used any funds for unlawful contributions, gifts, entertainment or other unlawful expenses relating to political activity; (b) made any unlawful payment or unlawfully given, offered, promised, or authorized or agreed to give, any money or thing of value, directly or indirectly, to foreign or domestic government officials or employees or to foreign or domestic political parties or campaigns; (c) violated any provision of the Foreign Corrupt Practices Act of 1977, as amended, the UK Bribery Act of 2010, or any rules or regulations thereunder, or the provisions of any anti-bribery, anti-corruption and anti-money laundering laws of each jurisdiction in which the Seller operates, or any comparable foreign law or statute; (d) directly or indirectly taken any action in violation of any export restrictions, anti-boycott regulations, embargo regulations or other similar applicable United States or foreign applicable Laws; or (e) engaged in any business with any Person with whom, or in any country in which, it is prohibited for a United States Person to engage under applicable Law or under applicable United States sanctions administered by the Office of Foreign Assets Control, except as permitted by applicable Law.

(b) To the Knowledge of the Seller, the Seller has not engaged in unfair competition or trade practices or any false or misleading advertising practices under the Laws of any jurisdiction in which the Seller operates or markets any of its products or services.

(c) To the Knowledge of the Seller, the Seller, during all times as to which the applicable statute of limitations has not yet expired, has complied in all material respects with all International Trade Laws applicable to the Seller. Without limiting the foregoing and in each case to the Knowledge of the Seller:

(i) the Seller has obtained, and is in compliance in all material respects with, all export licenses, license exceptions and other consents, notices, waivers, approvals, orders, authorizations, registrations, declarations, classifications and filings with any Governmental Authority required for (A) the export and re-export of products, services, software and technologies and (B) releases of technologies and software to foreign nationals located in the United States and abroad ("*Export Approvals*");

(ii) there are no pending claims against the Seller with respect to such Export Approvals;

(iii) no Export Approvals with respect to the Seller and the transactions contemplated hereby are required;

(iv) the Seller has not received written notice that the Seller, its directors, officers or employees, in each case in their capacity as such, is a Sanctions Target;

(v) for the past five (5) years, the Seller has not received written notice to the effect that a Governmental Authority claimed or alleged that the Seller was not in compliance with International Trade Laws;

(vi) the Seller has not made any voluntary disclosures to, or has been subject to any fines, penalties or sanctions from, any Governmental Authority regarding any past violations of International Trade Laws; and

(vii) during the past five (5) years, the Seller has not marked or advertised any products as “Made in the USA,” “Made in America,” or otherwise promoted products using equivalent markings, including American flag symbols.

4.32 Disclosure. Neither this Agreement nor any of the Ancillary Agreements, including their respective schedules and exhibits, contains any untrue statement of material fact by the Seller or omits a material fact necessary to be disclosed by the Seller to make each such statement contained herein or therein not misleading.

ARTICLE 5: Representations and Warranties of the Purchaser

The Purchaser hereby represents and warrants to the Seller as follows:

5.1 Existence and Good Standing. The Purchaser is a corporation duly formed, validly existing and in good standing under the laws of the State of Delaware, and is duly qualified to do business as a foreign limited liability company and is in good standing in the jurisdictions set forth on Schedule 5.1, which are the only jurisdictions in which the Purchaser is required to be so qualified.

5.2 Power. The Purchaser has the power and authority to (a) own, operate, and lease its properties and assets as and where currently owned, operated, and leased, and (b) carry on its business as currently conducted. The Purchaser has the power and authority to execute, deliver, and perform its obligations under this Agreement and the Ancillary Agreements.

5.3 Enforceability. The execution, delivery, and performance of this Agreement and the Ancillary Agreements, and the consummation of the transactions contemplated hereby and thereby, have been duly and validly authorized by all necessary action on the part of the Purchaser. This Agreement and each of the Ancillary Agreements have been duly executed and delivered by the Purchaser, and constitute the valid and legally binding obligations of the Purchaser, enforceable against the Purchaser in accordance with their terms, subject to General Enforceability Exceptions.

5.4 No Conflict. Neither the execution of this Agreement or the Ancillary Agreements, nor the performance by the Purchaser of its obligations hereunder, nor the consummation of the transactions contemplated hereby will (a) assuming all Regulatory Consents have been obtained or made, violate any Law or Order applicable to the Purchaser; or (b) violate or conflict with the Purchaser’s organizational documents.

5.5 Consents. Except as set forth on Schedule 5.5, no Consent is required in connection with the execution and delivery by the Purchaser of this Agreement or the Ancillary Agreements or the consummation of the transactions contemplated hereby or thereby.

5.6 No Financing Contingency. The Purchaser’s obligations under this Agreement are not subject to or conditioned upon obtaining any funds or financing from third parties. The Purchaser has, or will have at Closing, all necessary funds on hand to discharge its obligations under this Agreement, including under Section 3.1(b) and Section 7.2(e)(i).

5.7 Brokers. No Person has acted directly or indirectly as a broker, finder, or financial advisor for the Purchaser in connection with the transactions contemplated by this Agreement, and no Person is entitled to any fee or commission or like payment in respect thereof based in any way on any agreement, arrangement, or understanding made by or on behalf of the Purchaser.

ARTICLE 6: Covenants

6.1 Conduct of Business. Except as otherwise required by any Law or as contemplated by this Agreement, until the Closing, the Seller shall operate the Business in the Ordinary Course of Business. The Seller will use best efforts to (i) preserve the Business intact, including preserving existing relationships with suppliers, customers, and others having business dealings with the Seller; (ii) keep available the services of its employees; and (iii) continue to carry insurance with respect to the Business in such amounts and with respect to such risks as has been historically carried. The Seller shall not take actions or engage in transactions outside the Ordinary Course of Business without first notifying the Purchaser. Without limiting the foregoing, except as otherwise required by any Law or as permitted by this Agreement, until the Closing, the Seller will not, without the prior written consent of the Purchaser, which such consent will not be unreasonably withheld, delayed or denied:

(a) make any sale, assignment, transfer, conveyance, abandonment, or other disposition of any of the Purchased Assets, except for dispositions of inventory or worn-out or obsolete equipment for fair or reasonable value in the Ordinary Course of Business;

(b) subject any of the Purchased Assets, or any part thereof, to any new Lien except Permitted Liens;

(c) enter into any Material Contract or agreement or series of related contracts or agreements, or make any commitment, whether directly or indirectly by way of guarantee or otherwise, for an expenditure relating to the Business that is not in the Ordinary Course of Business or, except in the Ordinary Course of Business, make any material amendment of or terminate any Purchased Contract;

(d) fail to use commercially reasonable efforts in accordance with the Ordinary Course of Business to maintain the Purchased Assets in good condition and repair, reasonable wear and tear excepted;

(e) fail to maintain its records in the usual, regular and ordinary manner consistent with past practices or materially change its accounting or cash management practices or policies or its application thereof, except as required by GAAP or other accounting or financial reporting rules and regulations, provided that, in the event of any such required change, the Seller shall promptly notify the Purchaser thereof in writing;

(f) except as may be required by any Law and normal increases in the Ordinary Course of Business, materially increase benefits or compensation or otherwise, or grant any bonus or retention or severance pay to any of the Seller's employees, except for bonuses, retention and severance pay that will be fully paid by the Seller; provided, in each case, that the Seller informs the Purchaser prior thereto;

(g) except in the Ordinary Course of Business, sell, transfer, or lease any Purchased Asset;

(h) terminate, fail to renew, abandon, cancel, let lapse, fail to continue to prosecute or defend, sell, transfer, exclusively license, as may be applicable, or otherwise dispose of any of the Owned Intellectual Property;

(i) acquire or agree to acquire by merging or consolidating with, or by purchasing substantially all assets or any equity securities of, or by any other manner, any Person or otherwise

acquire or agree to acquire any material assets in excess of \$100,000 and not in the Ordinary Course of Business;

- (j) waive or release any material right or claim of the Business;
- (k) adopt a plan or agreement of complete or partial liquidation, dissolution, restructuring, recapitalization, merger, consolidation or other reorganization;
- (l) initiate or settle any Proceeding relating to the Business or any Purchased Asset, or pay, discharge or satisfy any Liabilities in connection with any Proceeding in an amount in excess of \$20,000 individually or \$50,000 in the aggregate;
- (m) with respect to the Purchased Assets or the Business, (i) amend any Tax Return, (ii) enter into any "closing agreement" as described in Section 7121 of the Code (or any similar provision of state, local or foreign Law) with any Tax authority with respect to a Tax, (iii) settle any claim or assessment in respect of any Tax, or (iv) consent to any extension or waiver of the limitation period applicable to any claim or assessment in respect of any Tax that would give rise to any claim or assessment of Taxes;
- (n) amend or modify the Seller's organizational documents;
- (o) revalue any of the Purchased Assets (whether tangible or intangible);
- (p) enter any new agreement or contract to own or operate any Telecommunications Service, Information Service, or fiber optic cable serving any military installation; or
- (q) commit to do any of the foregoing.

6.2 Access to Information.

(a) Until the Closing, the Seller will (i) allow the Purchaser and its authorized representatives reasonable access, upon reasonable prior notice to the Seller, during regular business hours and consistent with the normal operation of the Seller, to the Purchased Assets and the Seller's books and records and to officers and employees of the Seller for purposes of providing Purchaser with information regarding the Seller's operations, (ii) allow the Purchaser and its authorized representatives reasonable access, upon reasonable prior notice to the Seller, during regular business hours and consistent with the normal operations of the Seller, to the GPW Maintained Huts for the purpose of conducting Phase I Environmental Site Assessments (the "*Phase I ESAs*") and (iii) furnish the Purchaser with such financial and operating data and other information with respect to the Seller as the Purchaser may reasonably request, except to the extent that furnishing such information would violate any legal obligation of the Seller.

(b) After the Closing, the Seller will allow the Purchaser and its authorized representatives reasonable access, upon reasonable prior notice to the Seller, during regular business hours and consistent with the normal operation of the Seller, to the Seller's books and records for any purpose reasonably related to the Purchaser's interest in the Purchase Assets or the Assumed Liabilities.

(c) After the Closing, the Purchaser will allow the Seller and its authorized representatives reasonable access, upon reasonable prior notice to the Purchaser, during regular business hours and consistent with the normal operation of the Purchaser, to the Purchaser's books

and records for any purpose reasonably related to the Seller's interest in the Retained Assets, the Retained Liabilities, or otherwise with respect to the Seller's obligations under this Agreement and the Ancillary Agreements. Such access shall not be provided to the extent it would (i) violate applicable Law or (ii) cause the Purchaser to waive any attorney-client privilege with respect to such books and records.

6.3 Fulfillment of Conditions. Subject to the terms of this Agreement and fiduciary obligations under Law, Seller and Purchaser will do all such commercially reasonable acts and things as may be required to satisfy the covenants and obligations under this Agreement and to consummate and complete the transactions contemplated by this Agreement.

6.4 Interim Financial Statements. As promptly as practicable following each regular accounting period subsequent to the end of the dates and periods covered by the Interim Financial Statements and prior to the Closing Date, the Seller shall deliver to the Purchaser periodic financial reports in the form that it customarily prepares for its internal purposes concerning the Business and, if available, financial statements similar in form to unaudited statements of the financial position of the Business as of the last day of each accounting period (beginning and through) and statements of income and changes in cash flows of the Seller for the monthly and year-to-date periods then ended. Such Interim Financial Statements shall be compiled by the Seller's customary auditor and the written report of such compilation shall be delivered to the Purchaser. The Interim Financial Statements and financial statements will not include the related notes to the Financial Statements.

6.5 Notification to Changes. If at any time prior to the Closing either party learns that (i) the occurrence or existence of any fact, event or circumstance that, with respect to such party or the Purchased Assets, has had or would reasonably be expected to have a Material Adverse Effect or (ii) any of its representations or warranties in this Agreement were untrue when made, or would be untrue if made at any time after the date of this Agreement up until the Closing, in any material respect (or with respect to those representations and warranties qualified by materiality, untrue, after consideration of such qualifier, in any respect), such party will give the other party prompt written notice thereof (and will subsequently keep the other informed on a reasonably current basis of any material developments related to such notice).

6.6 Evidence of Lien Terminations. The Seller will provide to the Purchaser at the Closing evidence reasonably satisfactory to the Purchaser that all Liens (other than Permitted Liens) affecting or encumbering the Purchased Assets have been terminated.

6.7 Consents. As soon as reasonably practicable after the date of this Agreement, the Seller shall, for the remaining term of each Purchased Contract, use reasonable best efforts to (i) obtain the Consents of the applicable third parties thereto (and the Purchaser shall jointly work with the Seller to so obtain such Consents), (ii) make the benefit of such Purchased Contract available to the Purchaser following the Closing, and (iii) enforce following the Closing, at the request of the Purchaser and at the expense and for the account of the Purchaser, any right of the Seller arising from such Purchased Contract against the other party or parties thereto (including the right to elect to terminate any such Purchased Contract in accordance with the terms thereof). The Seller will not take any action that would limit or restrict or terminate the benefits to the Purchaser of any Purchased Contract unless, after consultation with the Purchaser, the Seller is ordered in writing to do so by a Governmental Authority of competent jurisdiction or the Seller is otherwise advised by counsel that it is required to do so by Law; provided that if any such order or requirement is appealable, the Seller will, at the Purchaser's cost and expense, take such actions as are requested by the Purchaser to file and pursue such appeal and to obtain a stay of such order. With respect to any Purchased Contract for which the Consent of the applicable third party or parties thereto is obtained after the Closing, the Seller shall transfer and assign such Purchased Contract to the Purchaser by

delivery of an agreement in the form of the Assumption Agreement, but addressing that particular Purchased Contract only, within five (5) business days following receipt of such Consent.

6.8 Regulatory Consent.

(a) As soon as reasonably practicable after the date of this Agreement, but in any event no later than thirty (30) calendar days from the date hereof, (i) the parties hereto will jointly prepare (in consultation and cooperation with each other) and file or submit all initial filings required to be made for the FCC Approvals and the State PUC Approvals and other Governmental Regulatory Approvals as set forth on Schedule 6.8(a)(i), and (ii) the Purchaser shall prepare and submit all initial filings required to be made to obtain any necessary Communications License not otherwise assigned to the Purchaser (the “*Purchaser Communications Licenses*”) as set forth on Schedule 6.8(a)(ii). Each party will promptly file any additional information requested by any Governmental Authority as soon as practicable after receipt of any request for additional information. The parties will cooperate fully with each other in all reasonable respects in promptly seeking to obtain the Regulatory Consents. Each party will have the right to review and approve the other party’s filings with Governmental Authorities with respect to this Section 6.8, in advance, with such approvals not to be unreasonably withheld or delayed. Each party will coordinate and cooperate with one another in exchanging such information and providing such reasonable assistance as may be requested in connection with such filings. Each party will promptly supply the other party with copies of all non-confidential correspondence, filings, or communications (or memoranda setting forth the substance thereof) between such party or its representatives and any Governmental Authority or members of such Governmental Authorities’ respective staffs with respect to any FCC Approvals, State PUC Approvals or Governmental Regulatory Approvals. No party will take in bad faith any action that would have the effect of delaying, impairing, or impeding the receipt of any Regulatory Consents.

(b) The Seller and the Purchaser will agree on forms of request for the Regulatory Consents. Each party will employ commercially reasonable efforts to promptly request and obtain each Regulatory Consent that such party is required to obtain as indicated on Schedule 7.1(c) for the Purchaser and Schedule 7.2(c) for the Seller, using the appropriate agreed-upon form, and the parties will cooperate with each other in all commercially reasonable respects to obtain each Regulatory Consent. Each party shall promptly notify the other if, in connection with obtaining any Regulatory Consent, a Governmental Authority or other Person seeks to impose any condition on or change to any Communications License or Purchased Asset (any such condition or change being referred to as a “*Consent Condition*”). Without the Purchaser’s prior written consent, which may be withheld in Purchaser’s sole discretion, the Seller shall not agree to any Consent Conditions other than monetary Consent Conditions that the Seller will satisfy prior to the Closing.

(c) On or before April 1, 2022, the Seller shall file a “closing” FCC Form 499-A with the Fund Administrator with respect to taxable periods (and portions thereof) between January 1, 2021 and the Closing Date. The Seller shall be solely responsible for the payment (or reimbursement, if applicable) of any and all Universal Service Contributions with respect to the Business (including state and federal Universal Service Contributions) that are due as of the Closing Date or become due at any time thereafter (whether as a result of the filing of such Form 499-A, any other action or “true up,” or for any other reason) relating to taxable periods (or portions thereof) ending on or prior to the Closing Date. From the Closing Date until the Filer ID Deactivation Form is submitted, the Seller shall file FCC Form 499-Q for each quarter and report no projected revenue for the upcoming quarter. On or before April 1, 2022, the Purchaser shall file a Form 499-A that includes the revenue of the Business for service provided after the Closing Date. The Purchaser shall be responsible for, and receive the benefit of (to the extent applicable), any

Universal Service Contributions and any and all credits relating thereto (whether arising as a result of a "true-up" or for any other reason) with respect to the Business that relate to taxable periods (or portions thereof) after the Closing Date. No later than 30 days after the Closing Date, the Seller and the Purchaser shall file with the Fund Administrator a Filer ID Deactivation Form, Sale of One Entity to Another (or such successor filing that may exist on that date) indicating that the Purchaser included or will include revenues on FCC Form 499- Q from the Business for the first period following the Closing Date.

(d) As soon as practicable after the execution of this Agreement, the parties hereto will jointly prepare and file or submit (i) all filings required to be made with the Fund Administrators to assign to the Purchaser, for periods after the Closing Date, commitments for Universal Service Subsidies made to the Seller and (ii) all notices required to be made to customers served with Universal Service Subsidies. The Purchaser shall have primary responsibility for preparing the filings and notices. Each party hereto will promptly file any additional information requested by the Fund Administrators or customers as soon as practicable after receipt of a request for additional information. The parties hereto will cooperate fully with each other and any applicable Fund Administrator or customer in all reasonable respects in promptly seeking to make or obtain the assignments. Each party hereto will have the right to review and approve in advance, with such approvals not to be unreasonably withheld, conditioned or delayed, all filings with the Fund Administrators to be made jointly or by the other party in connection with the transactions contemplated by this Agreement. Each party hereto will coordinate and cooperate with one another in exchanging such information and providing such reasonable assistance as may be requested in connection with such filings, but the Purchaser will not be required to agree to any changes in, or the imposition of any condition on, any Universal Service Subsidies as a condition to obtaining any assignment if such change in or the imposition of any condition on the Universal Service Subsidies would result in a Material Adverse Effect. Each party hereto will promptly supply the other with copies of all nonconfidential correspondence, filings or communications (or memoranda setting forth the substance thereof) between such party or its representatives and any Fund Administrator or members of their respective staffs with respect to this Agreement or the transactions contemplated by this Agreement. Notwithstanding anything to the contrary in this Section 6.8(d), materials provided to the other party or its counsel may be redacted to remove competitively sensitive material, as well as information otherwise not germane to regulatory review.

6.9 Further Assurances. From time to time after the Closing, each party, upon the request of the other party and without further consideration, will execute, deliver, and acknowledge all such instruments of transfer and conveyance and do and perform all such other acts and things as either party may reasonably require to carry out the intent of this Agreement.

6.10 Supplements to Disclosure Schedules. From time to time after the date of this Agreement and up to the Closing Date, the Seller may supplement or amend any Schedules that it delivered on the date hereof with respect to any matter first existing or occurring following the date hereof which, if existing or occurring as of the date hereof, would have been required to be set forth or described in such Schedules delivered on the date hereof (a "**No-Fault Change**"). For purposes of Seller's obligation to indemnify the Purchaser Indemnified Parties pursuant to Section 10.1(a), no matter constituting a No-Fault Change shall be deemed a breach of any representation or warranty made by the Seller as of the date of this Agreement or as of the Closing.

6.11 Employee Matters.

(a) Not less than fifteen (15) days prior to the Closing Date, the Purchaser will make offers of employment to all employees of the Seller on terms and conditions that are no less

favorable in the aggregate with respect to each individual employee's terms and conditions, to each employee's current employment terms and conditions and only to the extent disclosed to Purchaser as of the date of this Agreement. Any such employee who shall have (i) accepted such offer of employment by the Purchaser and (ii) not rescinded it on or before the Closing Date (each a "*Transferred Employee*," and collectively, the "*Transferred Employees*") shall be deemed to have resigned his or her employment with Seller effective as of the Closing Date. No offers of employment by the Purchaser shall be subject to any conditions other than as set forth in this Section 6.11(a) and the Purchaser's usual and customary hiring procedures, which shall be in conformance with all Laws. The Seller shall retain responsibility for the payment of any employee benefits or entitlement, including severance pay, accrued vacation, sick or holiday pay, to any Transferred Employee or any other employee of the Seller pursuant to any Employee Benefit Plan, applicable Law, or otherwise as a result of or in connection with the consummation of the transactions contemplated hereby.

(b) The Purchaser shall provide Transferred Employees with the ability to participate in employee benefit plans, programs, policies, and arrangements of the Purchaser (the "*Purchaser Plans*") and to receive benefits under the Purchaser Plans commensurate with the Purchaser's obligations under Section 6.11(a). The Purchaser shall not assume (i) any accruals prior to the applicable hire date of each Transferred Employee for unused vacation or (ii) any short-term disability salary continuation payment obligations, or long-term disability payment obligations for any Transferred Employee who is receiving long-term disability payments from the Seller at the time of the Closing Date. The Seller will pay Transferred Employees for such pre-Closing accruals for unused vacation at the Closing.

(c) The Seller will have full responsibility and liability for offering and providing "continuation coverage" to any "covered employee" of the Seller's employees, and to any "qualified beneficiary" of such employees, and who is in each case covered by a "group health plan" sponsored or contributed to by the Seller to the extent that such continuation coverage is required to be provided by the Seller under Section 4980B of the Code and the regulations promulgated thereunder as a result of a "qualifying event" experienced by such covered employee or qualified beneficiary with respect to or in connection with the transactions contemplated by this Agreement. "Continuation coverage," "covered employee," "qualified beneficiary," "qualifying event" and "group health plan" all will have the meanings given such terms under Section 4980B of the Code and Section 601 et seq. of ERISA.

(d) The Seller will be responsible for the maintenance and distribution of benefits accrued up to the Closing Date under the Seller's employee benefit plan or employee program, including any 401(k) plan maintained by the Seller, pursuant to the provisions of such plans and programs and any Law. The Purchaser will not assume any obligation or liability for any such accrued benefits or any fiduciary or administrative responsibility to account for or dispose of any such accrued benefits under any employee benefit plan or employee program. The Seller shall take such action as is necessary to provide that all Transferred Employees who are participants in the Seller's 401(k) Plan (the "*Seller 401(k) Plan*") have a fully vested and nonforfeitable interest in their entire respective account balances under such plan as of the Closing Date (regardless of their years of vesting credit under the Seller 401(k) Plan). On or prior to the Closing Date, with respect to all of the Transferred Employees, the Seller shall contribute all contributions to the Seller 401(k) Plan (i) which are required to be made on or before the Closing Date under the Seller 401(k) Plan, and (ii) which relate to service or employee salary deferral contributions on or prior to the Closing Date, whether or not required to be made on prior to the Closing Date under the Seller 401(k) Plan.

(e) The Seller shall permit the Purchaser to contact and make arrangements with the Seller's employees regarding employment or prospective employment by the Purchaser not more than fifteen (15) days prior to the Closing and for the purpose of ensuring the continuity of the Business, and the Seller agrees not to discourage any such employees from having contact with the Purchaser. The Seller shall make available to the Purchaser such personnel and similar information as the Purchaser may request with respect to any Transferred Employee, including compensation and employment records, in accordance with Law. The Seller shall use its best efforts to keep available the services of its present employees through the Closing Date.

(f) Except as specifically set forth in this Agreement, (i) the Purchaser shall not be obligated to assume, continue or maintain any of the Employee Benefit Plans; (ii) no assets or Liabilities of the Employee Benefit Plans shall be transferred to, or assumed by, the Purchaser or the Purchaser's benefit plans; and (iii) the Seller shall be solely responsible for funding and/or paying any benefits under any of the Employee Benefit Plans, including any termination benefits and other employee entitlements accrued under such plans by or attributable to employees or former employees of the Seller.

(g) Nothing in this Section 0 or elsewhere in this Agreement will be deemed to make any of the Seller's employees third party beneficiaries of this Agreement. Nothing in this Agreement, whether express or implied, shall (i) confer upon any employee of the Seller, or any representative of any such employee, any rights or remedies, including any right to employment or continued employment for any period or terms of employment, of any nature whatsoever, (ii) be interpreted to prevent or restrict the Purchaser or its Affiliates from modifying or terminating the employment or terms of employment of any Transferred Employee, including the amendment or termination of any employee benefit or compensation plan, program or arrangement, after the Closing Date or (iii) be treated as an amendment or other modification of any employee benefit plan or arrangement.

6.12 Tax Matters.

(a) Each of the Purchaser and the Seller will cooperate fully, as and to the extent reasonably requested by the other party, in connection with the filing of Tax Returns and any audit, litigation or other proceeding with respect to Taxes related to the Purchased Assets and the Business. Such cooperation will include the retention and, upon the other party's request, the provision of records and information that are reasonably relevant to any such audit, litigation, or other proceeding and making employees available on a mutually convenient basis to provide additional information and explanation of any material provided hereunder. The Purchaser and the Seller will (i) retain all books and records with respect to Tax matters pertinent to the Purchased Assets and the Business relating to any taxable period beginning before the Closing Date until the expiration of the statute of limitations (and, to the extent notified by the Purchaser or the Seller, any extensions thereof) of the respective taxable periods, (ii) abide by all record retention agreements entered into with any Taxing Authority with respect to the Purchased Assets and the Business, and (iii) give the other party reasonable written notice prior to transferring, destroying, or discarding any such books and records and, if the other party so requests, allow the other party to take possession of such books and records.

(b) All transfer, documentary, sales, use, stamp, registration, value added and other similar Taxes, and all conveyance fees, recording charges, and other charges and fees (including with respect to each, any penalties and interest) incurred in connection with consummation of the transactions contemplated by this Agreement ("**Transfer Taxes**") are to be borne and timely paid by the Seller when due, and Tax Returns relating to Transfer Taxes shall be prepared by the Seller,

at its own expense, and filed by the party responsible for filing such Tax Return under applicable Law. The Seller shall provide the Purchaser with copies of all Tax Returns for Transfer Taxes and evidence that such Transfer Taxes have been paid. If the Purchaser is required by Law to remit payment for Transfer Taxes, the Seller shall promptly reimburse the Purchaser for any such Transfer Taxes actually paid by the Purchaser. The parties hereto and their Affiliates shall cooperate in connection with the filing of any such Tax Returns for Transfer Taxes including joining in the execution of such Tax Returns for Transfer Taxes and in obtaining all available exemptions from such Transfer Taxes.

6.13 Risk of Loss. The risk of loss with respect to the Purchased Assets shall remain with the Seller until the Closing. Until the Closing, the Seller shall maintain in force all the policies of property damage insurance under which any of the Purchased Assets is insured. In the event prior to the Closing any Purchased Asset is lost, damaged, or destroyed and the loss, damage, or destruction would result in a Material Adverse Effect, then:

(a) the Purchaser may terminate this Agreement in accordance with the provisions of Section 9.1(b)(ii); or

(b) the Purchaser may require the Seller to assign to the Purchaser the proceeds of any insurance payable as a result of the occurrence of such loss, damage, or destruction and to reduce the Purchase Price by the amount of the replacement cost of the Purchased Assets that were lost, damaged, or destroyed less the amount of any proceeds of insurance payable as a result of the occurrence.

6.14 Financing Cooperation.

(a) Until the Closing, the Seller shall provide, and shall use its commercially reasonable efforts to cause each of its officers, directors, managers, representatives and advisors to provide all cooperation to the Purchaser, at the Purchaser's sole cost and expense, as reasonably requested by the Purchaser in connection with obtaining and consummating debt financing for the purpose of consummating the transactions contemplated by this Agreement (the "**Debt Financing**"), including the following: (i) facilitating the obtaining of guarantees, the pledging of collateral and the granting of security interests (and the perfection thereof) in any collateral and assisting with the preparation of definitive loan documentation (including perfection certificates and schedules), including executing and delivering any customary definitive loan and security documents, instruments and customary closing certificates as may be reasonably requested by the Purchaser (provided that any such documents or certificates and any obligations contained in such documents shall be subject to the occurrence of, and effective no earlier than, the Closing); (ii) at least three (3) business days prior to Closing, providing all documentation about the Seller that is reasonably requested by the Purchaser in writing at least nine (9) business days prior to Closing and which is required by applicable "beneficial ownership," "know your customer" and anti-money laundering rules and regulations including the USA PATRIOT Act; (iii) furnishing to the Purchaser as promptly as practicable (A) the Financial Statements and (B) all other customary and readily available financial and other pertinent information reasonably requested by the Purchaser regarding the Seller customarily required in connection with the Debt Financing; (iv) causing the Seller's senior officers to participate on reasonable advanced notice and at reasonable locations in a reasonable number of meetings and presentations with actual or prospective lenders and due diligence sessions (and providing customary diligence materials reasonably requested by the Purchaser); (v) providing financial information and other data regarding the Seller reasonably required or requested in connection with the preparation of any pro forma financial statements required in connection with the Debt Financing; (vi) requesting and providing drafts of the payoff

letters, lien releases and other termination notices and delivering (by the date required under the agreements governing such Indebtedness) any notices (including notices of prepayment) required in connection with the prepayment, payoff, discharge and termination in full at and subject to the occurrence of Closing of all Indebtedness required by this Agreement to be repaid at Closing; and (vii) promptly upon becoming aware thereof, supplementing the written information concerning the Seller furnished pursuant to this Section 6.14 to the extent any such information contains any untrue statement of a material fact regarding the Seller, or omits to state any material fact regarding the Seller necessary to make the statements contained therein not misleading under the circumstances under which such statements were made.

(b) Notwithstanding anything in this Agreement to the contrary, neither the Seller nor its directors, officers, managers, members, employees, equityholders, representatives and Affiliates shall (i) be required to pay any commitment or other similar fee in connection with the Debt Financing, (ii) have any liability or obligation under the definitive loan documentation for the Debt Financing, (iii) be required to take any action that would (A) violate or result in a material breach of or material default under this Agreement, any Material Contract, any organizational documents of the Seller or any applicable Law binding on the Seller or (B) unreasonably interfere with the ongoing business of the Seller; provided, that, in the event the Seller does not take an action in reliance on this clause (iii), the Seller shall inform the Purchaser thereof and of the general nature of the information being withheld, or (iv) be required to (A) prepare or deliver any financial statements for any period that are not otherwise available or prepared in the Ordinary Course of Business or any pro forma financial statements, (B) execute or deliver any certificate, document or agreement in connection with the Debt Financing unless the effectiveness of such certificate, document or agreement is contingent upon the occurrence of the Closing, (C) deliver or cause its counsel to deliver any legal opinion letters in connection with the Debt Financing, (D) take any action that would subject any officer, director or manager of the Seller to any personal liability with respect to any matters relating to the Debt Financing or (E) provide access to, or disclose any information to, the Purchaser or any of the Purchaser's representatives if such access or disclosure would reasonably be expected to result in waiving any attorney-client privilege; provided that if the Seller so withholds any reasonably requested access or disclosure of any information from the Purchaser, it shall notify the Purchaser in writing that disclosure or information has been withheld and of the general nature of the disclosure or information being withheld.

(c) The Purchaser shall promptly upon written request by the Seller following the termination of this Agreement pursuant to and in accordance with ARTICLE 9: hereof (other than by reason of a breach of this Agreement by the Seller), reimburse the Seller for all fees and reasonable and documented out-of-pocket expenses (including reasonable and documented legal and accounting fees and expenses) incurred by the Seller or its representatives in connection with providing the assistance contemplated by this Section 6.14 (it being understood and agreed, however, that the Seller (and not the Purchaser) shall be responsible for (i) ordinary course amounts payable to existing employees of the Seller and (ii) any such amounts incurred by the Seller that would have been incurred by the Seller in connection with the transactions contemplated hereby regardless of the Debt Financing (including the preparation and delivery of the Financial Statements, payoff letters and lien releases).

6.15 MEAG Office Lease and MEAG Rights and Assets. (a) If Seller's then existing lease with MEAG for the space located at 1470 Riveredge Parkway, Atlanta, GA 30328 (the "MEAG Office Lease") is on the same terms as those terms in effect as of the date of execution of this Agreement and the term of the MEAG Office Lease has not been extended for a period in excess of twelve (12) months after the date of Closing, then the Purchaser shall enter into an assignment and assumption of the MEAG Office Lease, so long as MEAG shall have consented to such assignment and assumption and (b) the Purchaser shall have

entered into one or more agreements with MEAG to acquire the MEAG Rights and Assets on commercially reasonable terms, in each case of (a) and (b) to be effective as of the Closing.

6.16 Universal Service Fund Certifications. Seller shall request and take commercially reasonable actions to obtain a USF Jurisdictional Certification in the form set forth on Schedule 6.16 from each of Seller's end user customers that purchases Telecommunications circuits with both end points within the same state.

ARTICLE 7: Conditions to Closing

7.1 Of the Purchaser. Subject to the provisions of Section 7.1(i), the obligations of the Purchaser to proceed with the transactions contemplated by this Agreement are subject to the satisfaction, on or prior to the Closing Date, of the following conditions:

(a) *Representations and Warranties of the Seller.* (i) the representations and warranties of the Seller set forth in Section 4.1 (Existence; Good Standing and Capitalization), Section 4.2 (Power), Section 4.3 (Enforceability), Section 4.7 (Necessary Property), Section 4.13 (Environmental) and Section 4.27 (Brokers) shall have been true and correct in all material respects as of the date of this Agreement and shall be true and correct in all material respects as of the Closing Date as if made on the Closing Date (except to the extent that any such representation or warranty expressly speaks as of an earlier date, in which case such representation and warranty shall be true and correct only as of such earlier date) and (ii) the representations and warranties of the Seller set forth in ARTICLE 4: (other than those described in the foregoing clause (i)) shall have been true and correct as of the date of this Agreement and shall be true and correct (without giving effect to any qualifications or limitations as to "materiality," "Material Adverse Effect" or words of similar import) on the Closing Date, in each case taking into consideration any of the changes referred to in Section 6.10, except (A) for a representation and warranty that expressly speaks only as of a specific date or time, which need only be true and correct as of such date or time, and (B) to the extent that all untrue or incorrect representations and warranties set forth in this clause (a)(ii), in the aggregate, have not had and would not reasonably be expected to have a Material Adverse Effect.

(b) *Performance of the Seller's Obligations.* The Seller shall have performed in all material respects all covenants, agreements, and other obligations to be performed by it on or before the Closing Date under this Agreement.

(c) *Regulatory Consents.* All Regulatory Consents set forth on Schedule 7.1(c) shall have been obtained and are in effect as of the Closing Date.

(d) *No Material Adverse Effect.* Since the date of this Agreement, there shall not have occurred any event, condition, or circumstance that, individually or in the aggregate, has had or would reasonably be expected to have a Material Adverse Effect that has not been cured by the Seller or waived by the Purchaser in accordance with this Agreement.

(e) *Officer's Certificate.* The Seller shall have delivered to the Purchaser a certificate, dated as of the Closing Date and signed by one of the Seller's officers, stating that the conditions set forth in Sections 7.1(a), 7.1(b), 7.1(c), and 7.1(d) have been fulfilled.

(f) *MEAG Office Lease and MEAG Rights and Assets.* The Purchaser shall have entered into the assignment and assumption of the MEAG Office Lease and other documents referred to in Section 6.15 with respect to acquiring the MEAG Rights and Assets.

(g) *Transferred Employees.* (i) All of Seller's top ten (10) highest compensated employees and (ii) ninety percent (90%) of the rest of Seller's employees shall have accepted the Purchaser's offer of employment in accordance with Section 6.11(a) to become Transferred Employees effective upon the Closing.

(h) *The Seller's Closing Deliveries.* At the Closing, the Seller shall deliver, or cause to be delivered, to the Purchaser the following:

- (i) possession of the Purchased Assets;
- (ii) a bill of sale, in the form of Exhibit B attached hereto, duly executed by the Seller (the "*Bill of Sale*");
- (iii) all files and other data and documents relating to the Purchased Assets and copies of the Purchased Contracts;
- (iv) payoff letters and appropriate termination statements under the Uniform Commercial Code and other instruments as may be requested by the Purchaser to extinguish all security interests in the Purchased Assets, except Permitted Liens, to the extent directed by the Purchaser;
- (v) a copy of the Escrow Agreement, duly executed by the Seller;
- (vi) a valid IRS Form W-9, duly executed by the Seller;
- (vii) with respect to each Real Property Lease (other than the MEAG Office Lease), an assignment and assumption of lease in the form attached hereto as Exhibit D (each, an "*Assignment and Assumption of Lease*") and duly executed by the Seller; and
- (viii) the Consents set forth on Schedule 5.5.

(i) *Intellectual Property Assignment.* The Purchaser shall have received from the Seller, to the extent necessary, a patent assignment conveying any patents included in the Purchased Assets, and a trademark assignment conveying any trademarks included in the Purchased Assets, in each case, in a form reasonably acceptable to the Purchaser.

(j) *Phase I ESAs.* The Purchaser shall have completed Phase I ESAs of the GPW Maintained Huts and any Environmental Conditions identified in such Phase I ESAs shall have been resolved to the reasonable satisfaction of the Purchaser.

(k) *Assignment and Assumption of Purchased Contracts.* The Purchaser shall have received consents (obtained as described in Section 6.7(i)) to the assignment of Purchased Contracts from counterparties representing at least (i) 95% of the Seller's dollar amount in revenue and (ii) 95% of the Seller's dollar amount in expenses, in each case for the trailing twelve months prior to the Closing.

(l) *Waiver of Conditions.* The Purchaser may waive in writing any or all of the conditions to its obligations under this Agreement, provided that the waiver of any condition to Closing by the Purchaser will in no way limit the Purchaser's right to be indemnified by the Seller pursuant to ARTICLE 10, provided, however, that if the Purchaser elects to waive the condition

set forth in Section 7.1(k) above and proceeds to Closing, then Purchaser shall have no recourse against Seller after the Closing (whether in respect of indemnification or otherwise) for Losses incurred by Purchaser arising solely from the failure of Seller to obtain and deliver any such consent to the assignment of a Purchased Contract.

7.2 Of the Seller. Subject to the provisions of Section 7.2(f), the obligations of the Seller to proceed with the transactions contemplated by this Agreement are subject to the satisfaction, on or prior to the Closing Date, of the following conditions:

(a) *Representations, Warranties of the Purchaser.* Each representation and warranty made by the Purchaser shall be true and correct in all material respects when first made and on and as of the Closing Date, except (i) for a representation and warranty that expressly speaks only as of a specific date or time which need only be true and correct as of such date or time, and (ii) to the extent that all untrue or incorrect representations and warranties, in the aggregate, would not materially impair the Purchaser's ability to perform its obligations under this Agreement or to consummate the transactions contemplated by this Agreement.

(b) *Performance of the Purchaser's Obligations.* The Purchaser shall have performed in all material respects all covenants, agreements, and other obligations to be performed by it on or before the Closing Date under this Agreement including, without limitation, delivery of the full Escrow Amount to the Escrow Agent.

(c) *Regulatory Consents.* All Regulatory Consents set forth on Schedule 7.2(c) shall have been obtained and are in effect as of the Closing Date.

(d) *Officer's Certificate.* The Purchaser shall have delivered to the Seller a certificate, dated as of the Closing Date and signed by one of the Purchaser's officers, stating that the conditions set forth in Sections 7.2(a), 7.2(b), and 7.2(c) have been fulfilled.

(e) *The Purchaser's Closing Deliveries.* At the Closing the Purchaser shall deliver, or cause to be delivered, to the Seller the following:

(i) the Net Purchase Price payable as set forth in Section 3.1;

(ii) an Assumption Agreement, in the form of Exhibit C attached hereto (the "*Assumption Agreement*"), duly executed by the Purchaser;

(iii) with respect to each Real Property Lease (other than the MEAG Office Lease), an Assignment and Assumption of Lease duly executed by the Purchaser; and

(iv) a copy of the Escrow Agreement, duly executed by the Purchaser.

(f) *Waiver of Conditions.* The Seller may waive in writing any or all of the conditions to its obligations under this Agreement, provided that the waiver of any condition to Closing by the Seller will in no way limit the Seller's right to be indemnified by the Purchaser pursuant to ARTICLE 10, except as provided in Section 6.10.

7.3 Of the Parties. The respective obligations of each party to proceed with the transactions contemplated by this Agreement are subject to the satisfaction, on or prior to the Closing Date, that there shall be no effective injunction, writ, or preliminary restraining order or any order of any nature issued by

a Governmental Authority of competent jurisdiction to the effect that the transactions contemplated by this Agreement may not be consummated as provided in this Agreement, no proceeding or lawsuit shall have been commenced by any Governmental Authority for the purpose of obtaining any such injunction, writ, or preliminary restraining order and no written notice shall have been received from any Governmental Authority indicating an intent to restrain, prevent, materially delay or restructure the transactions contemplated by this Agreement.

ARTICLE 8: Closing

Assuming the conditions to Closing set forth in this Agreement are satisfied or waived by each party, the closing of the transactions contemplated hereby (the “*Closing*”) will take place via the electronic exchange of documents and signatures and the wiring of funds, or in such other manner as the Purchaser and the Seller shall agree in writing, three (3) business days following the satisfaction of all conditions set forth in ARTICLE 7 or such other date as the Seller and the Purchaser shall mutually agree (the “*Closing Date*”) and shall be effective as of 12:01 a.m., Eastern time, on the Closing Date (the “*Effective Time*”).

ARTICLE 9: Termination

9.1 Termination. The parties may terminate this Agreement prior to the Closing as provided below:

(a) The Purchaser and the Seller may terminate this Agreement by mutual written consent at any time prior to the Closing;

(b) The Purchaser may terminate this Agreement by giving written notice to the Seller at any time prior to the Closing in the event (i) (A) the Seller breaches any representation, warranty, or covenant contained in this Agreement and such breach causes any of the conditions in Section 7.1(a) or 7.1(b) not to be satisfied, (B) the Purchaser has notified the Seller of the breach (specifying in reasonable detail such breach), and (C) the breach has continued without cure or written waiver by the Purchaser before the earlier of thirty (30) days after the Purchaser’s delivery of such notice of breach and the Termination Date, (ii) any Purchased Asset is lost, damaged, or destroyed resulting in a Material Adverse Effect pursuant to Section 6.13, or (iii) the condition in Section 7.1(d) is not satisfied;

(c) The Purchaser or the Seller may terminate this Agreement by giving written notice to the other at any time prior to the Closing, if the Closing does not occur on or before the date that is nine (9) months after the date of this Agreement (the “*Termination Date*”); provided, that if the only condition to the Closing that remains unsatisfied as of the Termination Date is the receipt of any Regulatory Consents pursuant to Section 7.1(c) or Section 7.2(c), then the Termination Date shall automatically be extended by thirty (30) days.

(d) The Seller may terminate this Agreement by giving written notice to the Purchaser at any time prior to the Closing in the event (i) the Purchaser has breached any representation, warranty, or covenant contained in this Agreement and such breach causes any of the conditions in Section 7.2(a) or 7.2(b) not to be satisfied, (ii) the Seller has notified the Purchaser of the breach (specifying in reasonable detail such breach), and (iii) the breach has continued without cure or written waiver by the Seller before the earlier of thirty (30) days after the Seller’s delivery of such notice of breach and the Termination Date;

(e) By the Purchaser, on the one hand, or the Seller, on the other hand, if a Governmental Authority shall have issued an Order or taken any other action, in any case having

the effect of restraining, enjoining or otherwise prohibiting, or attempting to restrain, enjoin or otherwise prohibit, the transactions contemplated by this Agreement, and such Order or other action is final and non-appealable; or

(f) The Purchaser may terminate this Agreement pursuant to Section 11.13.

9.2 Effect of Termination. Upon termination pursuant to Section 9.1, this Agreement will become void and of no further force and effect, except that Sections 11.1, 11.8 and 11.11 will survive indefinitely, and except that, if either party commits a breach of this Agreement prior to such termination, the other party will be entitled to the remedy of specific performance in addition to any and all other available legal or equitable remedies (including damages).

ARTICLE 10: Remedies

10.1 General Indemnification Obligation.

(a) The Seller shall indemnify and hold harmless the Purchaser and its officers, directors, employees, agents, and Affiliates (collectively, the “*Purchaser Indemnified Parties*”) from and against any and all losses, liabilities, claims, damages of any nature, penalties, fines, judgments, awards, settlements, Taxes, costs, fees, expenses (including reasonable attorneys’ fees), and disbursements, and any and all consequential, special and incidental damages, loss of future revenue or profits, diminution in value and multiples of earnings, damages, and exemplary and punitive damages (to the extent such exemplary or punitive damages are awarded to a third party in connection with a Liability Claim) (collectively “*Losses*”) based upon, arising out of, or otherwise in respect of (i) any inaccuracies in or any breach of any representation or warranty of the Seller contained in this Agreement, the Seller deliverables pursuant to Section 7.1(h) hereof or in any other certificate delivered by or on behalf of the Seller to the Purchaser in connection herewith (without giving effect to any qualifications or limitations as to “materiality,” “Material Adverse Effect” or words of similar import), (ii) any breach of any covenant or agreement of the Seller contained in this Agreement, (iii) any of the Retained Assets, (iv) any of the Retained Liabilities, including the failure of the Seller to pay, perform, satisfy, or discharge when due the Retained Liabilities, and (v) the operation of the Business or the ownership or use of the Purchased Assets prior to the Closing.

(b) The Purchaser shall indemnify and hold harmless the Seller and its officers, directors, directors, employees, agents and Affiliates (as applicable) from and against any and all Losses sustained by any of such Persons based upon, arising out of, or otherwise in respect of (i) any inaccuracies in or any breach of any representation or warranty of the Purchaser contained in this Agreement, the Purchaser deliverables pursuant to Section 7.2(e) hereof or in any other certificate delivered by or on behalf of the Purchaser to the Seller in connection herewith (without giving effect to any qualifications or limitations as to “materiality,” “Material Adverse Effect” or words of similar import), (ii) any breach of any covenant or agreement of the Purchaser contained in this Agreement, (iii) any of the Assumed Liabilities, including the failure of the Purchaser to pay, perform, satisfy, or discharge when due the Assumed Liabilities, and (iv) the operation of the Business or the ownership or use of the Purchased Assets after the Closing Date, other than Losses attributable to Seller’s breach of the representations set forth in Sections 4.21(d), 4.21(f) and 4.21(g).

10.2 Notice and Opportunity to Defend.

(a) Notice. As soon as is reasonably practicable after the Seller, on the one hand, or the Purchaser, on the other hand, becomes aware of any claim that it has under Section 10.1 that may result in a Loss (a “**Liability Claim**”), such party (the “**Indemnified Party**”) shall give notice thereof (a “**Claims Notice**”) to the other party (the “**Indemnifying Party**”). A Claims Notice must describe the Liability Claim in reasonable detail, and indicate the amount (estimated, if necessary and to the extent feasible) of the Loss that has been or may be suffered by the Indemnified Party. No delay in or failure to give a Claims Notice by the Indemnified Party to the Indemnifying Party pursuant to this Section 10.2(a) will adversely affect any of the other rights or remedies that the Indemnified Party has under this Agreement, or alter or relieve the Indemnifying Party of its obligation to indemnify the Indemnified Party to the extent that such delay or failure has not materially prejudiced the Indemnifying Party.

(b) The Indemnifying Party has the right, exercisable by written notice to the Indemnified Party within thirty (30) days of receipt of a Claims Notice from the Indemnified Party of the commencement or assertion of any Liability Claim in respect of which indemnity may be sought hereunder, to assume and conduct the defense of such Liability Claim against any third party claimant in accordance with the limits set forth in this Agreement with counsel selected by the Indemnifying Party and reasonably acceptable to the Indemnified Party; provided, however, that (i) the defense of such Liability Claim by the Indemnifying Party does not, in the reasonable judgment of the Indemnified Party, have a material adverse effect on the Indemnified Party; (ii) the Liability Claim solely seeks (and continues to seek) monetary damages and does not involve criminal charges; (iii) the Indemnifying Party expressly agrees in writing that as between the Indemnifying Party and the Indemnified Party, the Indemnifying Party will be solely obligated to satisfy and discharge the Liability Claim in accordance with the limits set forth in this Agreement; (iv) the Liability Claim does not involve any current customers, vendors, or employees of the Business and (v) in the case of a third-party claim relating to Taxes, such third-party claim relates solely to taxable periods ending on or before the Closing Date (the conditions set forth in clauses (i) through (v) are collectively referred to as the “**Litigation Conditions**”). If the Indemnifying Party does not assume the defense of a Liability Claim in accordance with this Section 10.2(b), the Indemnified Party may continue to defend the Liability Claim. If the Indemnifying Party has assumed the defense of a Liability Claim as provided in this Section 10.2(b), the Indemnifying Party will not be liable for any legal expenses subsequently incurred by the Indemnified Party in connection with the defense thereof; provided, however, that if (A) any of the Litigation Conditions cease to be met or (B) the Indemnifying Party fails to take reasonable steps necessary to defend diligently such Liability Claim, the Indemnified Party may assume its own defense, and the Indemnifying Party shall be liable for all reasonable costs or expenses paid or incurred in connection therewith. The Indemnifying Party or the Indemnified Party, as the case may be, will have the right to participate in (but not control), at its own expense, the defense of any Liability Claim that the other is defending as provided in this Agreement. The Indemnifying Party, if it has assumed the defense of any Liability Claim as provided in this Agreement, shall not, without the prior written consent of the Indemnified Party, consent to a settlement of, or the entry of any judgment arising from, any such Liability Claim that (x) does not include as an unconditional term thereof the giving by the claimant or the plaintiff to the Indemnified Party a complete release from all liability in respect of such Liability Claim, (y) grants any injunctive or equitable relief or (z) may reasonably be expected to have a material adverse effect on the Indemnified Party. The Indemnified Party has the right to settle any Liability Claim the defense of which has not been assumed by the Indemnifying Party.

10.3 Survivability; Limitations.

(a) The representations and warranties contained in this Agreement or in any Ancillary Agreement, any deliverables pursuant to Section 7.1(h) or Section 7.2(e) hereof, as applicable, or any other certificate delivered by or on behalf of any party to the other party in connection herewith will survive for a period ending on the eighteenth-month anniversary of the Closing Date (the “*Expiration Date*”); except that: (i) the Expiration Date for any Liability Claim relating to a breach of or inaccuracy in the representations and warranties set forth in Section 4.12 (Employee Benefit Plans), Section 4.13 (Environmental) and Section 4.21 (Taxes) will be the expiration of the applicable statute of limitations, as extended, plus a period of sixty (60) days; (ii) the Expiration Date for any Liability Claim relating to a breach of or inaccuracy in the representations and warranties set forth in Section 4.9(a) (Compliance with Laws) will be the date that is three (3) years after the Closing Date (the representations and warranties described in the foregoing clauses (i) and (ii), collectively, the “*Other Representations*”); (iii) there will be no Expiration Date for any Liability Claim relating to a breach of or inaccuracy in the representations and warranties set forth in Section 4.1 (Existence; Good Standing and Capitalization), Section 4.2 (Power), Section 4.3 (Enforceability), Section 4.6 (Property) (first sentence of paragraph (a) and second sentence of paragraph (b) only), and Section 4.27 (Brokers) (the representations and warranties described in the foregoing clause (iii), collectively, the “*Special Representations*”); and (iv) any Liability Claim pending on any Expiration Date for which a Claims Notice has been given in accordance with Section 10.2(a) on or before such Expiration Date may continue to be asserted and indemnified against until finally resolved. All of the covenants and agreements contained in this Agreement will survive after the Closing Date in accordance with their terms.

(b) Notwithstanding anything to the contrary contained in this ARTICLE 10, the Seller will not have any liability pursuant to Section 10.3(a)(i) or Section 10.3(a)(ii) (other than with respect to the Special Representations, the representations and warranties set forth in Section 4.21 (Taxes) or claims based on fraud, for which the following limitations will not apply) for Losses claimed thereunder in excess of \$8,000,000 in the aggregate.

(c) Notwithstanding anything to the contrary contained in this ARTICLE 10, the Seller will not have any liability for any Losses based upon, arising out of, or otherwise in respect of any inaccuracies in or breach of any of the Special Representations or the representations and warranties set forth in Section 4.21 (Taxes) (other than with respect to claims based on fraud, for which the following limitations will not apply) in excess of the Purchase Price in the aggregate.

(d) Notwithstanding anything to the contrary contained in this ARTICLE 10, no Indemnifying Party shall be obligated to indemnify any Indemnified Party for any Losses incurred pursuant to Section 10.1(a)(i) or 10.1(b)(i) until the aggregate amount of indemnifiable Losses incurred by the Indemnified Party has exceeded \$100,000, in which case the Indemnifying Party shall be obligated to indemnify the Indemnified Party for the full amount of Losses incurred.

(e) The right to indemnification, payment of Losses of a Purchaser Indemnified Party or for other remedies based upon any representation, warranty, covenant, or obligation of the Seller contained in or made pursuant to this Agreement will not be affected by any investigation conducted, or any knowledge acquired, with respect to the accuracy or inaccuracy of or compliance with, any such representation, warranty, covenant, or obligation.

10.4 Specific Performance. Each party’s obligation under this Agreement is unique. If any party hereto should breach its covenants under this Agreement, the parties hereto each acknowledge that it would be extremely impracticable to measure the resulting damages; accordingly, the nonbreaching party

or parties, in addition to any other available rights or remedies, may sue in equity for specific performance, and each party hereto expressly waives the defense that a remedy in damages will be adequate.

10.5 Adjustments to Purchase Price. Any payments made pursuant to Section 10.1 shall be treated for all Tax purposes as an adjustment to the Net Purchase Price, except as otherwise required by applicable Law.

10.6 Release of Indemnification Escrow Amount.

(a) Upon the final resolution of any Liability Claim (which shall be by (a) written agreement of the parties hereto or (b) final, non-appealable order of a court of competent jurisdiction) pursuant to which the Seller is obligated to make any indemnity payment to the Purchaser pursuant to Section 10.1(a) (the “*Indemnity Resolution Date*”), the Seller and the Purchaser shall deliver a joint written instruction to the Escrow Agent not later than two (2) business days after the Indemnity Resolution Date instructing the Escrow Agent to release to the Purchaser from the account holding the Indemnification Escrow Amount an amount in cash equal to the amount to be paid by the Seller to the Purchaser set forth in the written agreement described in clause (a) above or the court order described in clause (b) above (the “*Seller Indemnity Payment*”); provided, that if the available Indemnification Escrow Amount is less than the amount of the Seller Indemnity Payment, then (i) the Seller and the Purchaser shall instruct the Escrow Agent to release all of the Indemnification Escrow Amount to the Purchaser and (ii) the Seller shall pay the difference between the remaining Indemnification Escrow Amount and the Seller Indemnity Payment to the Purchaser by wire transfer of immediately available funds not later than two (2) business days after the Indemnity Resolution Date.

(b) On the first anniversary of the Closing Date the Seller and the Purchaser shall deliver a joint written instruction to the Escrow Agent instructing the Escrow Agent to release to the Seller one half of the remaining Escrow Amount; provided, that if any Liability Claim, pursuant to which a Claims Notice has previously been delivered, remains unresolved on the first anniversary of the Closing Date, there shall be no release of any Escrow Amount on such date.

(c) On the eighteenth-month anniversary of the Closing Date (the “*Escrow Release Date*”), the Seller and the Purchaser shall deliver a joint written instruction to the Escrow Agent instructing the Escrow Agent to release to the Seller all of the remaining Escrow Amount; provided, that if any Liability Claim pursuant to which a Claims Notice was delivered prior to the applicable Expiration Date remains unresolved on the Escrow Release Date (an “*Unresolved Claim*”), the Seller and the Purchaser shall deliver a joint written instruction to the Escrow Agent instructing the Escrow Agent to release to the Seller an amount equal to (i) the remaining Escrow Amount minus (ii) the amount claimed by the Purchaser in such Claims Notice. Not later than two (2) business days after the final resolution of all Unresolved Claims, the Seller and the Purchaser shall deliver a joint written instruction to the Escrow Agent and the terms of Section 10.6(a) above shall apply to the release of the remaining Indemnification Escrow Amount.

10.7 Exclusive Remedy. Except for claims based on fraud and as provided in Section 9.2 and Section 10.4, the right of the parties to assert indemnification claims and receive indemnity payments under this Agreement is the sole and exclusive right and remedy exercisable by the parties with respect to any Losses arising out of any breach by any party of any representation, warranty, covenant, or agreement of such party set forth in this Agreement or otherwise relating to this Agreement and the transactions contemplated hereby. No party will have any other remedy (statutory, equitable, common law or otherwise) against any other party with respect to such matters, and all such other remedies are hereby waived. Without limiting the foregoing, each of the parties acknowledges that it will not have any remedy after the Closing

for any breach of any representation, warranty, covenant, or agreement set forth in this Agreement, except as expressly provided in this ARTICLE 10.

ARTICLE 11: Miscellaneous

11.1 Press Release and Announcements. No party hereto shall issue any press release or other public announcement relating to the subject matter of this Agreement or the transactions contemplated hereunder without the prior approval of the other party hereto, which approval shall not be unreasonably withheld, conditioned or delayed; provided that the Purchaser may issue or cause the publication of a "tombstone" or similar advertisement without the consent of the Seller. Nothing in this Section 11.1 will restrict the Purchaser or any of its Affiliates' ability to disclose information to the Purchaser's, or any of its Affiliates', lenders, direct or indirect investors, or prospective lenders or investors.

11.2 No Assignment. The rights and obligations of the parties hereunder may not be assigned without the prior written consent of the other party hereto. Notwithstanding the previous sentence, the Purchaser may, without the consent of any Member or the Seller, assign its rights under this Agreement to any lender of the Purchaser, to any Affiliate of the Purchaser or to any purchaser of all or substantially all of the assets or business of the Purchaser. Notwithstanding anything to the contrary contained herein, in the event the Seller is dissolved or winds up following the Closing, the Members shall designate one of the Members to take all actions that otherwise would have been taken by the Seller hereunder.

11.3 Headings. The headings contained in this Agreement are included for purposes of convenience only, and will not affect the meaning or interpretation of this Agreement.

11.4 Integration, Modification and Waiver. This Agreement, together with the Exhibits, Schedules and certificates or other instruments delivered hereunder, constitutes the entire agreement between the parties hereto with respect to the subject matter hereof and supersedes all prior understandings of the parties. No supplement, modification or amendment of this Agreement will be binding unless executed in writing by each of the parties hereto. No waiver of any of the provisions of this Agreement will be deemed to be or will constitute a continuing waiver. No waiver will be binding unless executed in writing by the party making the waiver.

11.5 Construction. The parties hereto have participated jointly in the negotiation and drafting of this Agreement. In the event an ambiguity or question of intent or interpretation arises, this Agreement will be construed as if drafted jointly by the parties hereto and no presumption or burden of proof will arise favoring or disfavoring any party hereto by virtue of the authorship of any of the provisions of this Agreement. Any reference to any federal, state, or local statute or law will be deemed also to refer to all rules and regulations promulgated thereunder, unless the context requires otherwise. The word "including" means including without limitation. Any reference to the singular in this Agreement shall also include the plural and vice versa.

11.6 Severability. If any provision of this Agreement or the application of any provision hereof to any party or circumstance is, to any extent, adjudged invalid or unenforceable, the application of the remainder of such provision to such party or circumstance, the application of such provision to other parties or circumstances, and the application of the remainder of this Agreement will not be affected thereby.

11.7 Notices. All notices and other communications required or permitted hereunder must be in writing and will be deemed to have been duly given when delivered in person or when dispatched by electronic mail (with evidence of such dispatch) or facsimile, or one (1) business day after having been dispatched by a nationally recognized overnight courier service to the appropriate party at the address specified below:

If to the Seller:

Georgia Public Web, Inc.
1470 Riveredge Parkway
Atlanta, GA 30328
Attention: Eric Snell
Email: esnell@gapublicweb.net

c/o Georgia Public Web, Inc.
120 N. Louise Avenue
Calhoun, GA 30701
Attention: Brad Carrick
Email: bcarrick@calnet-ga.net

with a copy to:

Friend, Hudak & Harris, LLP
Three Ravinia Drive, Suite 1700
Atlanta, GA 30346
Attention: Scott K. Harris; Charles Hudak
Email: sharris@fh2.com; chudak@fh2.com

If to the Purchaser:

c/o Macquarie Capital
125 West 55th Street
New York NY 10019
Attention: John Spirtos; Andrew Ancone
Email: john.spirtos@macquarie.com; andrew.ancone@macquarie.com

with a copy to:

c/o Macquarie Capital
125 West 55th Street
New York NY 10019
Attention: Melissa Toomey; Andrew Underwood
Email: melissa.toomey@macquarie.com;
andrew.underwood@macquarie.com

and

Goodwin Procter LLP
620 8th Avenue
New York, NY
Attention: Ilan S. Nissan; Michael R. Patrone
Email: inissan@goodwinlaw.com; mpatrone@goodwinlaw.com

Any party hereto may change its address, email, or facsimile number for the purposes of this Section 11.7 by giving notice as provided herein.

11.8 Governing Law. This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Delaware, without regard to principles of conflicts of law.

11.9 Counterparts. This Agreement may be executed in one or more counterparts (including facsimile or other electronically transmitted counterparts), each of which will be deemed an original, but all of which together will constitute one and the same instrument.

11.10 Jurisdiction. Except for the matters to be decided by the Arbitration Firm pursuant to Section 3.2, the parties hereto hereby submit to the exclusive jurisdiction of the state courts in and for the state of Delaware or, if jurisdiction is unavailable in such courts, the courts of the United States located in the District of Delaware, in each case, in respect of the interpretation and enforcement of the provisions of this Agreement and any dispute or controversy related to the transactions contemplated hereby and hereby waive, and agree not to assert, any defense in any action, suit, or proceeding for the interpretation or enforcement of this Agreement or any dispute or controversy related to the transactions contemplated hereby, that they are not subject thereto or that such action, suit, or proceeding may not be brought or is not maintainable in such courts or that this Agreement may not be enforced in or by such courts or that their property is exempt or immune from execution, that the suit, action, or proceeding is brought in an inconvenient forum, or that the venue of the suit, action, or proceeding is improper. Service of process with respect thereto may be made upon any party hereto by mailing a copy thereof by registered or certified mail, postage prepaid, to such party at its address as provided in Section 11.7.

11.11 Expenses. Except as provided above or as otherwise expressly provided herein, each party shall pay its own fees, costs, and expenses incurred in connection with this Agreement and the transactions contemplated by this Agreement, including the fees, costs, and expenses of its financial advisors, accountants, and counsel.

11.12 Waiver of Jury Trial. Each party hereto acknowledges and agrees that any controversy that may arise under this Agreement, including any exhibits, schedules, attachments and appendices attached to this Agreement, is likely to involve complicated and difficult issues and, therefore, each such party irrevocably and unconditionally waives any right it may have to a trial by jury in respect of any legal action arising out of or relating to this Agreement, including any exhibits, schedules, attachments and appendices attached to this Agreement, or the transactions contemplated hereby. Each party hereto certifies and acknowledges that (a) no representative of the other party has represented, expressly or otherwise, that such other party would not seek to enforce the foregoing waiver in the event of a legal action, (b) such party has considered the implications of this waiver, (c) such party makes this waiver voluntarily, and (d) such party has been induced to enter into this Agreement by, among other things, the mutual waivers and certifications in this Section 11.12.

11.13 Risk of Loss. The risk of any loss or damage to the Purchased Assets resulting from fire, theft, or any other casualty (except reasonable wear and tear) will be borne by the Seller at all times prior to the Closing. In the event that any such loss or damage is sufficiently substantial so as to create a Material Adverse Effect, the Seller will immediately notify the Purchaser and, at any time within thirty (30) days after its receipt of such notice, the Purchaser may by written notice to the Seller elect to either (a) waive such defect and proceed toward consummation of the transactions in accordance with the terms of this Agreement or (b) terminate this Agreement. If the Purchaser does not elect to terminate this Agreement notwithstanding such loss or damage, (i) all insurance proceeds payable as a result of the occurrence of the event resulting in such loss or damage will be delivered by the Seller to the Purchaser, or the rights thereto will be assigned by the Seller to the Purchaser, if not yet paid over to the Seller, and the Seller will pay to the Purchaser the amount of the deductibles with respect to the relevant insurance policies and (ii) the Purchase Price will be reduced by the amount of the replacement cost of the Purchased Assets that were

lost, damaged, or destroyed less the amount of any proceeds of insurance payable as a result of the occurrence.

[Signature Pages Follow]

In witness whereof, the parties have executed this Agreement as of the day and year first above written.

The Purchaser:
[Macquarie Newco, LLC]

By: _____
Name:
Title:

By: _____
Name:
Title:

The Seller:
Georgia Public Web, Inc.

By: _____
Name: Eric Snell
Title: CEO & President

GOVERNMENT OF THE CITY OF FAIRBURN

Office of the City Administrator

MARIO B. AVERY
MAYOR



TONY M. PHILLIPS
CITY ADMINISTRATOR

MEMORANDUM

TO: Mayor & City Council

FROM: Tony M. Phillips, City Administrator

DATE: February 14, 2022

SUBJECT: City Administrator Update

Honorable Mayor & City Council,

The following memorandum is to provide a brief summary update on current operational and policy matters. I am available to provide additional insights and detailed information as may requested.

- **Recruiting & Staffing Update:** Effectively filling funded positions that are vacant has a direct impact on our service delivery to residents. Due to multiple factors the current job market is largely employee centric. In a competitive job market, it is imperative to have a proactive, focused and innovative recruitment plan in order to consistently attract, hire, and retain qualified candidates. I am coordinating with our HR team to ensure we are optimally positioned to fill vacant positions. Current vacancies include;

Position	Department
Executive Administrative Assistant	Administration
Assistant City Administrator	Administration
Revenue Specialist I	Finance
Senior Accountant	Finance
Firefighter Basic	Fire Department
Human Resources Director	Human Resources
Recreation Coordinator	Parks and Recreation
Aquatic Facility Supervisor	Parks and Recreation
Pool Attendant	Parks and Recreation
Lifeguard/Instructor	Parks and Recreation
Police Officer	Police Department
Facilities Maintenance Technician	Property Management

Street Maintenance Worker I	Streets/Maintenance & Shop
Heavy Equipment Operator	Streets/Maintenance & Shop
Utilities Maintenance Worker I	Utility Department
Journeyman Electric Lineman	Utility Department
Electric Lineman	Utility Department

- **Fire Department Staffing & Training:**

Current vacancies in the Fire department include the following positions.

- Deputy Fire Chief - (2)
- Firefighter – 2
- Part-time – 4

Promotional Positions (intradepartmental):

- Lieutenant – 3
- Sergeant – 4

New hires: *(all recruits have passed their GA State Fire Cert.)*

- Certified Firefighter – 1
- Fire Recruits – 8

Training Update: Annually each firefighter is required to complete twenty-four (24) hours of training for State recertification, including eight (8) hours of live fire training. ISO (*Insurance Service Office*) requires 192 hours annually. The Training Schedule for the current year includes eight (8) hours a month of specific topic training, in addition to the standard sixteen (16) hours of training on a monthly basis .

- **Development Update:** In our staff's ongoing effort to monitor quality development in our communities the following update on the Fern Dale development on Virlyn B. Smith is provided.
 - The Fern Dale development was presented to the Planning and Zoning Commission on May 7, 2019, and to the Mayor and Council on May 13, 2019. The developer is Brent Holdings and the builder is Liberty Homes.
 - The projected price point for homes at the time of the 2019 approval was \$200k to \$250K.
 - In staff's current dialogue with Liberty Homes the expected price points have been revised to \$300k to \$400k
- **2022 Benefits Renewal:** Working with our benefits consultant BKS partners we have searched the provider market to assess viable options and amenable cost for the city's health insurance provider.



2022 Benefits Renewal

MEDICAL, DENTAL, VISION & FLEXIBLE SPENDING ACCOUNTS (FSA)

EFFECTIVE APRIL 1, 2022

PRESENTED BY:



BALDWIN KRYSTYN SHERMAN PARTNERS | INSIGHT BEYOND INSURANCE

Renewal Claims Details

- The City's loss ratio for the renewal underwriting period of September 2020 – August 2021 is 89%, meaning that for every \$1 paid in premiums during the year, United Healthcare paid out \$0.89 in claims.
- Medical and Prescription Drug trend (average increase in cost for Medical technology/services/care and prescription drug costs) is approximately 10% year over year.
- The ideal loss ratio for an insurance company to issue a rate pass (no increase) is 65-70%, which would also include no major ongoing claims.
- The City of Fairburn had a major claim in excess of \$1.2 million in September 2021. This is not an ongoing claim and is not factored into the renewal calculations.
- There are two significant ongoing claims, expected to account for up to 50% of the total paid claims for the upcoming year. Coupled with the City's high overall utilization since joining United Healthcare in 2015, this is the main driver for the 2022 renewal increase from United Healthcare.

United Healthcare Renewal

- The initial renewal from United Healthcare, due to utilization as discussed in the previous slide, came in at 25.61% above current. A bundling discount was provided due to the City also having Dental & Vision with United Healthcare, bringing the increase down to 22.5%. This amounted to an initial proposed increase of \$393,000.
- After negotiations, most importantly due to the tenure & relationship the City has built with United Healthcare over the past several years, United Healthcare has agreed to lower the increase to \$16.3%. This reduces the increase amount to \$285,000 (**savings of \$108,000 from the initial renewal offer**).
- There is no increase on the Dental or Vision premiums for the upcoming plan year.

Marketing Results

Aetna – Due to high claim utilization and ongoing large claims, Aetna was not competitive and declined to release a quote.

Anthem – Anthem is the only carrier who released a proposal. After reviewing the plan options, Anthem's premiums are in line with United Healthcare's renewal.

Cigna – Due to high claim utilization and ongoing large claims, Cigna was not competitive and declined to release a quote.

Humana – Due to high claim utilization and ongoing large claims, Humana was not competitive and declined to release a quote.

Kaiser – Due to high claim utilization and ongoing large claims, Kaiser was not competitive and declined to release a quote.

United Healthcare Renewal

- The annual premium based on current enrollment, including HRA utilization, is \$1,890,000.
- The as-is renewal premium based on current enrollment and expected 2022 HRA utilization is \$2,180,000 – an increase of nearly \$290,000.

In-Network	Current	Renewal
Deductible (Individual / Family)	\$2,500 / \$5,000	
Carrier Coinsurance	80%	
Out-of-Pocket Max (Ind./Fam.)	\$5,000 / \$10,000	
Prescription Drugs	Advantage 4-Tier PDL Rx UE	
- Tier 1	\$15	
- Tier 2	\$45	
- Tier 3	\$85	
- Tier 4	\$125	
Mail Order	2.5x Retail Copay	
Coverage Type	Enrolled	
Employee Only	64	\$858.39
Employee & Spouse	15	\$1,707.63
Employee & Child(ren)	25	\$1,622.51
Family	19	\$2,556.93
HRA Administration	123	\$0.00
Monthly Total	\$145,911.61	\$169,695.83
Estimated HRA Utilization	\$138,673.47	\$141,050.00
Annual Total	\$1,889,612.79	\$2,177,399.96
		15.23%
Annual Difference from Current		\$287,787.17

United Healthcare Option 1

- The first option with United Healthcare is to keep the current plan the same but change the prescription drug plan and formulary. The impact to members would be:
 - CVS is excluded from the pharmacy network (UHC has excluded CVS from a number of their plans due to Aetna's purchase of CVS)
 - Copay for tier 3 medications would increase from \$85 to \$140.
 - Copay for tier 4 medications would increase from \$125 to \$300.
 - 3 members are taking medications currently that would be excluded from this new formulary.
 - 6 additional members would be impacted by having their current medication move to a higher tier, resulting in higher copayments.

In-Network	Renewal Opt. 1 w/Essential Formulary
Deductible (Individual / Family)	\$2,500 / \$5,000
Carrier Coinsurance	80%
Out-of-Pocket Max (Ind./Fam.)	\$6,000 / \$12,000
Prescription Drugs	Essential PDL Rx A52Y (CVS excluded from network)
- Tier 1	\$10
- Tier 2	\$40
- Tier 3	\$140
- Tier 4	\$300
Mail Order	2.5x Retail Copay
Coverage Type	Enrolled
Employee Only	64
Employee & Spouse	15
Employee & Child(ren)	25
Family	19
HRA Administration	123
Monthly Total	\$164,939.40
Estimated HRA Utilization	\$141,050.00
Annual Total	\$2,120,322.80
	12.21%
Annual Difference from Current	\$230,710.01

United Healthcare Option 2

- The second option with United Healthcare is to keep all copayments & prescription drug plans the same but increase the in-network deductible from \$2,500 to \$3,000 for individuals and from \$5,000 to \$6,000 for families. The recommendation would be to keep the HRA at \$2,500 individual / \$5,000 family.
- The increase for this option would be 11.31%, which amounts to \$214,000 above current (approximately \$76,000 savings from the as-is renewal).

In-Network		Renewal Opt.2
Deductible (Individual / Family)		\$3,000 / \$6,000
Carrier Coinsurance		80%
Out-of-Pocket Max (Ind./Fam.)		\$6,000 / \$12,000
Prescription Drugs		Advantage 4-Tier PDL Rx UE
- Tier 1		\$15
- Tier 2		\$45
- Tier 3		\$85
- Tier 4		\$125
Mail Order		2.5x Retail Copay
Coverage Type	Enrolled	
Employee Only	64	\$827.17
Employee & Spouse	15	\$1,645.52
Employee & Child(ren)	25	\$1,563.50
Family	19	\$2,463.94
HRA Administration	123	\$0.00
Monthly Total		\$163,524.04
Estimated HRA Utilization		\$141,050.00
Annual Total		\$2,103,338.48
		11.31%
Annual Difference from Current		\$213,725.69

HRA and FSA

There are no proposed changes to the Health Reimbursement Arrangement (HRA) or Flexible Spending Account (FSA) for the upcoming year.

- The HRA plan pays up to \$2,500 toward individual deductible costs and up to \$5,000 towards family deductible costs for members on the Medical benefits.
- The total HRA expenditure for 2021 was \$138,673.47. For 2022, we estimate \$141,050, assuming 31% utilization (based on current Medical enrollment).
- The Medical FSA allows employees to set aside pre-tax dollars for qualifying Medical, Dental and Vision expenses throughout the year.
 - The IRS limit for Medical FSA has increased for 2022 from \$2,750 to \$2,850.
- The Dependent Care FSA allows employees to set aside pre-tax dollars for qualifying dependent day care expenses.
 - The IRS limit for Dependent Care FSA remains unchanged for 2022 at \$5,000.

Recommended Renewal Action

- It is the recommendation of BKS Partners that the City renew the current Medical, Dental, Vision, Health Reimbursement Arrangement and Flexible Spending Account with the current providers for the upcoming plan year.
- For Medical, our recommendation is that the City renew as-is or move to Option 2 (increasing the deductible/out-of-pocket). We feel that Option 1 would be too disruptive for the City's employees due to increased medication costs, excluded medications and the elimination of CVS pharmacy.
- In addition, we recommend that the City increase employee contributions, but not to exceed \$30 per month for employee only coverage, \$50 for employee & spouse or employee & children coverage, and \$100 for family coverage. This will help offset a portion of the increased premium; however, we want to limit the deduction increases as much as possible.
- Note – there were no increases to deductions in 2021.

Questions?

Thank you! Please let us know if there are any questions.