CITY OF ATLANTA

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March 23, 2006

Via Hand Delivery

The Honorable Karen C. Handel, Chairman
and the Fulton County Board of Commissioners
Fulton County Government Center
141 Pryor Street. S.W.
Atlanta, GA 30303

Re: Bellwood Quarry Purchase

Dear Chairman Handel and the Fulton County Board of Commissioners:

I am receipt of the letter dated March 21, 2006 from the County Manager to the City concerning the status of the Bellwood Quarry sale. We appreciate the serious consideration you are giving to these issues and I am hopeful we can resolve them in an expeditious manner. In response to your offer, we are prepared to offer to the County access to 175 beds in the Detention Center on an on-going basis and a cash payment of $11.85M for the Bellwood Quarry.

Our offer of 175 beds in our Detention Center is based on a simple calculation of bed space the availability:

- The City jail has a total bed capacity of approximately 1300, but due to restrictions of pod design (male/female, medical, etc.), the number for capacity planning purposes is around 1200.
- We have obligated 350 beds to the United States Marshals Service (USMS) and 150 to the Immigration and Customers Enforcement Agency (ICE). On any given day, they may use less than that, but we have to be in a position to provide 500 beds on demand.
- The City's use is divided into two pieces – sentenced prisoners and pre-trial detainees. Our 2005 average monthly peak numbers in those categories were 243 and 327, respectively. We obviously must maintain capacity to handle peak volumes with some margin for error, or we risk a situation like the one faced by Fulton County.
- By adding up the numbers (500 federal beds, 570 COA prisoners), the result is 1070 beds needed to adequately respond to existing City obligations. Given these current obligations, we believe that 175 beds is the maximum we can provide to the County.

We have made it clear that should the Federal agencies choose to relinquish their beds, the County would be welcome to them. The Federal agencies, however, have expressed no willingness to do this to date. I can assure you that the City has no interest in holding beds in abeyance; we have every economic and operational incentive to ensure that the Detention Center is fully utilized. If there were more beds available, I can assure you that we would make them available to the County. They simply do not exist.

Based on those facts, I urge the County Commission to proceed in a good faith effort with the City to complete the Bellwood Quarry sale independent of the bed space issue. The County Manager's letter indicates that the County would accept $20 million for the quarry. The letter does not explain how that figure was arrived at. The appraisal for the property commissioned by the County and performed by Childers Associates values the property at $11 million. The appraisal commissioned by the Atlanta Development Authority appraised the property at $12.7M. Our offer of $11.85M splits the difference. If the County has a different methodology for arriving at a reasonable price we would be happy to consider it.

I look forward to completing the Bellwood Quarry sale and to finalizing our plans for this critical redevelopment project. I know the County Commission is as eager as I am to advance this truly transformational project. My hope is that we can arrive at an agreement for the sale of the quarry in the next 30 days.

Sincerely,

Shirley Franklin

cc: City Council President Lisa Borders
Members of the City Council
Ray Weeks, Chairman of The Beltline Partnership
Greg Giornelli, Atlanta Development Authority
City Attorney Linda DiSantis
Greg Pridgeon, Chief of Staff
David Edwards, Senior Policy Advisor