

**DEVELOPMENT AUTHORITY OF FULTON COUNTY  
REGULAR MEETING HELD ON  
TUESDAY, MARCH 28, 2023 AT 2:00 P.M.  
IN THE SUITE 2052 (PEACHTREE LEVEL) CONFERENCE ROOM  
FULTON COUNTY GOVERNMENT CENTER BUILDING**

**MINUTES**

Present were the following Members of the Authority:

Mr. Michel M. Turpeau – Chairman  
Mr. Kyle Lamont – Secretary  
Mayor Mike Bodker – Treasurer  
Ms. Erica Long – Board Member  
Dr. Mike Looney – Board Member  
Ms. Pinky Cole – Board Member  
Mr. Kwanza Hall – Board Member

Absent were the following Members of the Authority:

Mr. Brandon Beach – Vice Chairman  
Mr. Tom Tidwell – Board Member

Also present were Ms. Sarah-Elizabeth Langford, Executive Director of the Authority, Ms. Sandra Z. Zayac Ms. Ansly Moyer, Mr. Hanish S. Patel, Ms. Eunice Lim, and Ms. Lauren W. Daniels, attorneys for the Authority, and Ms. Marva Bryan, Ms. Doris Coleman, Ms. Daniella Gutierrez and Ms. Sabrina Kirkland, staff of the Authority.

Mr. Lamont gave the invocation and Chairman Turpeau called the meeting to order at approximately 2:07 p.m.

**RECOGNITION OF VISITORS:** Also present were Mr. Drew Roeber, Mr. Eric Wadley, and Mr. Jesse Jones of Fulton County.

**COVID-19 UPDATE, GROUND RULES AND PUBLIC COMMENT:** Chairman Turpeau explained that while this Regular Meeting was being conducted in person and open to the public, the Authority also had a Zoom videoconference and teleconference line available for the public in accordance with the Open Meetings Act (O.C.G.A. Section 50-14-1 (g)) in light of concerns surrounding the spread of COVID-19 in Fulton County and nearby communities and pursuant to President Biden’s Continuation of the National Emergency Concerning Coronavirus Disease 2019 (COVID-19) Pandemic and the Authority’s finding that COVID-19 conditions continue to exist in Fulton County. Chairman Turpeau further explained that in the event a quorum of Members are unable to attend in person due to COVID-19 precautions and related conditions not conducive to in-person appearance, the Regular Meeting would be held with a quorum of Members participating by videoconference/teleconference, in compliance with O.C.G.A. Section 50-14-1(g).

Chairman Turpeau explained the ground rules for participating in the Zoom videoconference and teleconference meeting. Chairman Turpeau announced that the public could visit the homepage of the Authority’s website at [www.developfultoncounty.com](http://www.developfultoncounty.com) for more information on how to submit a public comment.

Chairman Turpeau further announced that any guests that would like to be recognized as being present for the Regular Meeting should also send an email to [Doris.Coleman@fultoncountyga.gov](mailto:Doris.Coleman@fultoncountyga.gov) so that their attendance may be formally documented in the minutes. Chairman Turpeau invited the public to visit the homepage of the Authority's website at [www.developfultoncounty.com](http://www.developfultoncounty.com) for the most up-to-date information regarding Authority meetings.

MINUTES: The minutes from the Regular Meeting held on February 28, 2023 were presented to the Authority for approval. Upon a motion made by Mayor Bodker, which was seconded by Mr. Lamont, the Authority unanimously approved the minutes as presented.

APPROVAL OF MEETING AGENDA: Upon a motion made by Mr. Lamont, which was seconded by Mayor Bodker and Dr. Looney, the Authority unanimously approved the agenda as presented.

PUBLIC COMMENTS: Chairman Turpeau announced that the Authority's staff had received no public comments in advance of this Regular Meeting.

OLD BUSINESS:

Modification of First Montessori School of Atlanta, Inc. Project, Series 2007 Bonds. Mr. Brett Weber of Moore & VanAllen PLLC appeared in connection with the request to approve certain modifications to the Project's bond documents, including but not limited to, changing interest rate provisions in the bond documents to replace the current formula that uses the London Interbank Offered Rate ("LIBOR") as a reference index to one that uses a replacement reference index. More specific details are described in the Resolution included as part of this item posted on the Authority's website. Upon a motion made by Dr. Looney, which was seconded by Mr. Lamont, the Authority unanimously approved the modification.

Assignment of Palmetto Owner LLC Project (the "Palmetto Owner Project") to Bowen Road Owner LLC ("Bowen Road Owner"). Mr. Will Pickens of Eversheds Sutherland (US) LLP and Mr. Bret Culen of Becknell Industrial appeared in connection with the request to approve the assignment of the Palmetto Owner Project to Bowen Road Owner. More specific details are described in the Fact Sheet included as part of this item posted on the Authority's website. Upon a motion made by Mr. Lamont, which was seconded by Ms. Long, the Authority unanimously approved the assignment to Bowen Road Owner.

REPORTS AND PRESENTATIONS:

Update from the Executive Director. Ms. Langford informed the Board of her recent attendance at the South Metro Development Outlook Conference in College Park, as well as the Roswell State of the City Event, during which she networked with city leadership from various cities within Fulton County and toured potential development sites in South Fulton. Ms. Langford noted that new economic development opportunities were in the pipeline.

Committee Updates. On behalf of the Executive Committee, Chairman Turpeau informed the Board that the Committee would convene soon for a meeting.

On behalf of the Financial Review/Audit Committee, Mayor Bodker provided an update on cash flow and income and stated that expenses were aligned with budget.

On behalf of the Strategic Initiative Committee, Mr. Lamont stated that the Committee had no updates at this time.

On behalf of the MFBE Committee, Ms. Long stated they were continuing to develop the online tracking system and that the Committee had no additional updates at this time.

Legislative Discussion. The Authority discussed the approaching expiration of President Biden’s Continuation of the National Emergency Concerning Coronavirus Disease 2019 (COVID-19) Pandemic (“President Biden’s COVID-19 Order”) and Senate Bill 26. The Authority addressed how Senate Bill 26 could provide development authorities an opportunity to hold virtual meetings despite the termination of President Biden’s COVID-19 Order. Upon a motion made by Mayor Bodker, which was seconded by Ms. Long, the Authority unanimously approved to have Ms. Langford draft a letter to Governor Brian Kemp demonstrating the Authority’s enthusiastic support for Senate Bill 26.

NEXT MEETING:

Chairman Turpeau announced that the Authority’s next Regular Meeting is scheduled for Tuesday, April 25, 2023 at 2:00 p.m. and that the next JDAMA Quarterly Meeting is scheduled for Tuesday, April 11, 2022. Chairman Turpeau announced the Regular Meeting would likely be held in person and reminded the public to visit the Authority’s website at <http://www.developfultoncounty.com> for updates on upcoming meetings.

A motion to adjourn the meeting was made by Mr. Lamont, seconded by Ms. Long, and approved by all Members present.

There being no further business to discuss, the meeting was adjourned at approximately 2:22 p.m.

Kyle Lamont  
Mr. Kyle Lamont, Secretary