

PRELIMINARY AGENDA
Development Authority of Fulton County
(AGENDA SUBJECT TO CHANGE)
REGULAR MONTHLY MEETING (IN-PERSON)
141 PRYOR STREET SW, SUITE 2052 (PEACHTREE LEVEL)
ATLANTA, GEORGIA 30303
Tuesday, November 14, 2023
2:00 p.m.

This public meeting will be physically conducted in Develop Fulton's conference room at 141 Pryor Street SW, Suite 2052 (Peachtree Level), Atlanta, Georgia 30303.

We invite the public to participate in person or via Zoom, which can be accessed by joining <https://us02web.zoom.us/j/86783512933?pwd=anFnb1ZWSVllWDUxOS9wOVQ3eWFjOT09> or dialing 1-646-558-8656 (Webinar ID: 867 8351 2933; Passcode: 323223).

- A. INVOCATION**
- B. CALL TO ORDER: MR. MICHEL M. TURPEAU, CHAIRMAN**
- C. ROLL CALL: CHAIRMAN TURPEAU**
- D. MINUTES: OCTOBER 24, 2023**
- E. APPROVAL OF MEETING AGENDA**
- F. PUBLIC COMMENT**
- G. OLD BUSINESS:**
 - G.1. Assignment of 371 East Paces, LLC Project to 371 East Paces Ferry Road Owner, LLC
Address: 371 East Paces Ferry Road, Atlanta, Georgia
 - G.2. Final Bond Resolution for Georgia Tech Facilities, Inc.
\$65,000,000
Address: Located on a site bound on the west by Spring Street, on the east by West Peachtree Street, on the north by Biltmore Place and on the south by 5th Street, Atlanta, Georgia
- H. NEW BUSINESS: None.**
- I. ITEMS FOR DISCUSSION:**
 - I.1. P9/Flat Shoals, LLC (Address: 4797 Flat Shoals Road, Union City, Georgia)
- J. REPORTS AND PRESENTATIONS:**
 - J.1. Update from Executive Director
 - J.2. Executive Committee
 - J.2.a. Amended and Restated Economic Development Services Agreement between Fulton County and Development Authority of Fulton County
 - J.2.b. Review of the Business Plan
 - J.3. Financial Review/Audit Committee
 - J.3.a. Presentation of the 2022 Audit
 - J.3.b. Presentation of the 2024 Budget
 - J.4. Strategic Initiative Committee
 - J.5. MFBE Committee
- K. EXECUTIVE SESSION**

L. NEXT MEETING:

L.1. Regular Monthly Meeting, Tuesday, December 5, 2023

M. ADJOURN



**371 EAST PACES, LLC/
371 EAST PACES FERRY ROAD OWNER, LLC
ASSIGNMENT
FACT SHEET**

11/14/2023

- Purpose:** Assignment of the 371 East Paces, LLC Project (the “371 East Paces Project”) to 371 East Paces Ferry Road Owner, LLC (the “Assignment”)
- Assignor/Assignee:** 371 East Paces, LLC (“Assignor”)/371 East Paces Ferry Road Owner, LLC, or an affiliate thereof (collectively, “Assignee”)
- Location:** 371 East Paces Ferry Road, Atlanta, GA
- Estimated Closing Date:** 4th Quarter 2023
- Description:**
- Assignee is seeking to enter into an agreement to acquire the leasehold interest in the 371 East Paces Project (including, without limitation, the bond lease and related bond documents pertaining to such operation) from Assignor.
- Economic Benefits:**
- The Assignment will benefit Fulton County due to the industry experience and expertise of Assignee:
 - SG Property Services (“SGPS”) was founded over a decade ago in Atlanta, Georgia, where it continues to be based and call home. SGPS owns and manages Medical Office Buildings throughout the southeast, specifically in Atlanta, Chattanooga, Charlotte, Dallas, Greenville, Nashville, Orlando, Raleigh, and Tampa.
 - In November of 2018, SGPS entered a programmatic joint venture with Artemis Real Estate Partners. Artemis currently manages significant capital in a diverse set of real estate asset classes nationwide. Artemis’ medical office portfolio totals over 1.20 million square feet.
 - Artemis and SGPS have purchased over 35 medical office buildings together since the inception of the original joint venture, totaling over half a million square feet. SGPS is currently targeting acquisitions for the portfolio that makes up its second joint venture with Artemis, comprised of 16 properties totaling over 360,000 square feet.



**GEORGIA TECH FACILITIES, INC.
BOND RESOLUTION
FACT SHEET**

11/14/2023

Purpose:	Federally tax-exempt public offering with Bank of America as underwriter and Wells Fargo as a co-manager
Applicant:	Georgia Tech Facilities, Inc. (“GTFI”)
Location:	Located on a site bound on the west by Spring Street, on the east by West Peachtree Street, on the north by Biltmore Place and on the south by 5th Street, Atlanta, Georgia
Investment amount:	Not to Exceed \$65,000,000
Estimated closing date:	1st Quarter 2024
Description:	<ul style="list-style-type: none">• Federally tax-exempt bonds to be issued for the purposes of financing the:<ul style="list-style-type: none">○ Acquisition, construction, installation and equipping of approximately 100,000 square feet of Tech Square 3, which portion will include the basement and the first three levels of Tech Square 3 (which is to ultimately be an approximately 415,000 square foot twin tower building, together with plaza, retail and parking to house certain office and academic endeavors for the benefit of the Georgia Institute of Technology);○ Capitalized interest on the bonds; and○ All or a portion of the costs of issuing the bonds.
Economic benefits:	This transaction involves the issuance of federally tax-exempt revenue bonds and the lending of the proceeds from the sale thereof to GTFI with no impact on property taxes. Develop Fulton will simply act as a conduit issuer with no potential liability being imposed on Fulton County or Develop Fulton.