

**PRELIMINARY AGENDA**  
**Development Authority of Fulton County**  
**(AGENDA SUBJECT TO CHANGE)**  
**REGULAR MONTHLY MEETING**  
**141 PRYOR STREET SW, SUITE 2052 (PEACHTREE LEVEL)**  
**ATLANTA, GEORGIA 30303**  
**Tuesday, March 26, 2024**  
**2:00 p.m.**

*This public meeting will be held via teleconference in accordance with O.C.G.A. Section 50-14-1(h).*

*We invite the public to participate via Zoom, which can be accessed by joining <https://us02web.zoom.us/j/86964032025?pwd=SFRzWFVKMUwzUGdLYmFFejQwci9RQT09> or dialing 1-646-558-8656 (Webinar ID: 869 6403 2025; Passcode: 116843).*

- A. INVOCATION**
- B. CALL TO ORDER: MR. BRANDON L. BEACH, CHAIRMAN**
- C. ROLL CALL: CHAIRMAN BEACH**
- D. MINUTES: FEBRUARY 29, 2024**
- E. APPROVAL OF MEETING AGENDA**
- F. PUBLIC COMMENT**
- G. OLD BUSINESS:**
  - G.1. Assignment (Second) of the SRPF A/Graham Road Industrial, L.L.C. Project from Bixby SPE Finance 1, LLC to Bixby IF Finance 1, LLC, or an affiliate thereof  
Address: 7375 Graham Drive, Fairburn, Georgia
- H. NEW BUSINESS: None.**
- I. ITEMS FOR DISCUSSION/APPROVAL:**
  - I.1. Election of Vice Chairman
  - I.2. Amended and Restated Rules and Procedures for Development Authority of Fulton County Meetings and Public Hearings (Public Comment Procedures)
- J. REPORTS AND PRESENTATIONS:**
  - J.1. Update from Executive Director
  - J.2. Executive Committee
  - J.3. Financial Review/Audit Committee
  - J.4. Strategic Initiative Committee
  - J.5. MFBE Committee
- K. EXECUTIVE SESSION**
- L. NEXT MEETING:**
  - L.1. Regular Monthly Meeting, Tuesday, April 23, 2024 at 2:00 p.m.
- M. ADJOURN**



**BIXBY SPE FINANCE 1, LLC/  
BIXBY IF FINANCE 1, LLC  
ASSIGNMENT  
FACT SHEET**

*03/26/2024*

- Purpose:** Assignment (Second) of SRPF A/Graham Road Industrial, L.L.C. Project (the “SRPF A/Graham Project”) from Bixby SPE Finance 1, LLC to Bixby IF Finance 1, LLC, or an affiliate thereof (the “Assignment”)
- Assignor/Assignee:** Bixby SPE Finance 1, LLC (“Assignor”)/Bixby IF Finance 1, LLC, or an affiliate thereof (“Assignee”)
- Location:** 7375 Graham Drive, Fairburn, Georgia
- Estimated Closing Date:** 2nd Quarter 2024
- Description:**
- Assignee is seeking to enter into an agreement to acquire the leasehold interest in the SRPF A/Graham Project (including, without limitation, the bond lease and related bond documents pertaining to such operation) from Assignor.
  - This is an intercompany assignment transaction that is being facilitated for internal, corporate restructuring purposes.
- Economic Benefits:**
- The Assignment will benefit Fulton County due to the continued industry experience and expertise of Assignee:
    - Bixby Land Company (“Bixby”) has nearly \$2.1 billion in assets under management and acquires, redevelops and operates industrial, logistic, office and R&D properties throughout the United States.
    - For over 100 years, Bixby has relied on its people to make a positive impact on the organization, the industry and the communities in which Bixby invests, works and lives. Bixby is committed to being a catalyst of change, promoting diversity and fostering inclusion.
    - Bixby is committed to sustainability. Bixby’s environmental initiative ensures that developments have increased operating efficiency, reduce energy consumption, and minimize the environmental footprint in waste, water and procurement. Bixby collaborates with vendors, service providers and customers to ensure that all sustainable design practices are financially reasonable and create economic value.