

**DEVELOPMENT AUTHORITY OF FULTON COUNTY
REGULAR MEETING HELD ON
TUESDAY, MARCH 26, 2024 AT 2:00 P.M.
VIA ZOOM VIDEOCONFERENCE/TELECONFERENCE**

MINUTES

The meeting was conducted via Zoom teleconference/videoconference in accordance with O.C.G.A. Section 50-14-1(h).

Present were the following Members of the Authority:

Mr. Brandon Beach – Chairman
Mr. Kwanza Hall – Vice Chairman
Mayor Mike Bodker – Treasurer
Ms. Laura Kurlander-Nagel – Board Member
Ms. Erica Long – Board Member
Ms. Pinky Cole – Board Member
Dr. Mike Looney – Board Member
Mr. Alvin Kendall – Board Member

Members absent:

Mr. Kyle Lamont – Secretary

Also present were Ms. Sarah-Elizabeth Langford, Executive Director of the Authority, Ms. Lauren W. Daniels and Ms. Ansly P. Moyer, attorneys for the Authority, and Ms. Marva Bryan, Ms. Doris Coleman, and Ms. Daniella Gutierrez, staff of the Authority, and Mr. Kevin Kabunda, intern of the Authority.

Chairman Beach gave the invocation and called the meeting to order at approximately 2:02 p.m.

RECOGNITION OF VISITORS: Also present were Mr. Jim Stevens of On-Call Accounting, Mr. J.P. Irie, and Ms. Kathryn Pankow

MINUTES: The minutes from the Special Call Meeting held on February 29, 2024 were presented to the Authority for approval. Upon a motion made by Vice Chairman Hall, which was seconded by Dr. Looney, the Authority approved the minutes as presented.

APPROVAL OF MEETING AGENDA: Upon a motion made by Vice Chairman Hall, which was seconded by Mayor Bodker, the Authority unanimously approved the meeting agenda as presented.

PUBLIC COMMENTS: Chairman Beach announced that the Authority's staff had received no public comments in advance of the meeting.

OLD BUSINESS:

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). Ms. Caroline Loftin of Murray Barnes Finister LLP and Ms. Regina Schafnitz of Bixby Land Company appeared in connection with the request to approve the assignment 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. This assignment is being requested for internal restructuring purposes. 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 Mayor

Bodker, which was seconded by Vice Chairman Hall, the Authority approved the assignment to Bixby IF Finance I, LLC, or an affiliate thereof.

ITEMS FOR DISCUSSION/APPROVAL:

Election of Vice Chairman. Chairman Beach stated this election for Vice Chairman would fill the position of Vice Chairman until June 2024, and confirmed in June there would be a full election for all officer positions. Mayor Bodker moved to nominate Vice Chairman Hall for the Vice Chairman position, and Ms. Kurlander-Nagel seconded. Mayor Bodker moved to close nominations for the Vice Chairman position, and Ms. Cole seconded. Vice Chairman Hall was elected Vice Chairman by all members present.

Amended and Restated Rules and Procedures for Development Authority of Fulton County Meetings and Public Hearings (Public Comment Procedures). At the request of Executive Director Langford, Ms. Moyer presented the Amended and Restated Rules and Procedures for Development Authority of Fulton County Meetings and Public Hearings (Public Comment Procedures) to the Board and confirmed the updates are to align the Authority's public comment procedures with the recently enacted Senate Bill 26, and to permit public comment via teleconference/videoconference. Upon a motion made by Mayor Bodker, which was seconded by Vice Chairman Hall, the Authority approved the Amended and Restated Rules and Procedures for Development Authority of Fulton County Meetings and Public Hearings (Public Comment Procedures).

REPORTS AND PRESENTATIONS:

Update from the Executive Director. Executive Director Langford reported that she had a scheduled meeting with Mayor Dickens and Mayor Bodker next week to discuss the work of Develop Fulton in the City of Atlanta. She also reported attending a successful South Metro Development Outlook Conference the week before, where she participated on a panel with other economic development representatives of neighboring communities in the South Metro area.

Committee Updates.

On behalf of the Executive Committee, Chairman Beach stated that the Committee had nothing to report at this time.

On behalf of the Financial Review/Audit Committee, Mayor Bodker gave a pipeline report and reported certain transactions were being held up due to the uncertainty around the Board of Assessors approval of standard Memoranda of Agreement for development authority transactions. He confirmed for the Board that Develop Fulton items are not currently appearing on the agendas for the Board of Assessors as the Board of Assessors continues its discussions around a policy for development authority transactions, but the outlook is positive for a resolution in the near future.

Mayor Bodker also reported on the monthly financials for February and noted that the cash balance had increased due to a \$2.5 million REBA grant that has since been disbursed.

Mayor Bodker also reported on the auditor selection process and stated that, following discussion by the Finance Committee, the current audit firm Tabb & Tabb will be given a one year extension in order to allow the Board time to develop and implement a formal RFP policy. The RFP process will be presented to the full Board for approval, and a revised RFP for audit services will be released next year following such approval.

Mayor Bodker also reviewed the healthcare insurance benefit updates that were discussed by the Finance Committee, including a recommendation to reimburse staff for up to \$400 per month for employee health insurance premium costs. Upon a motion made by Mayor Bodker, which was seconded by Dr. Looney, the Authority approved the insurance recommendation. Mayor Bodker reported that the retirement plan benefits would be presented separately once finalized.

On behalf of the Strategic Initiative Committee, there was no report in the absence of Secretary Lamont.

On behalf of the MFBE Committee, Ms. Long stated that the Committee had nothing to report at this time but would meet in the next month in order to discuss RFP process, as reported on during Finance Committee.

NEXT MEETING:

Chairman Beach announced that the Authority's next Regular Meeting is scheduled for Tuesday, April 23, 2024 at 2:00 p.m. 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 Mayor Bodker, seconded by Vice Chairman Hall, and approved by all Members present.

There being no further business to discuss, the meeting was adjourned at approximately 2:26 p.m.

Kyle Lamont
Kyle Lamont, Secretary