

Preliminary Agenda  
(AGENDA SUBJECT TO CHANGE)

**REGULAR MONTHLY MEETING**  
**2nd FLOOR DAFC CONFERENCE ROOM (2052)**  
**141 Pryor Street, Atlanta, Georgia 30303**  
**Tuesday, April 23, 2019**  
**2:00 pm**

1. **CALL TO ORDER: MR. ROBERT J. SHAW, CHAIRMAN**
2. **INVOCATION:**
3. **RECOGNITION OF VISITORS**
4. **PUBLIC COMMENT**
5. **OLD BUSINESS:**

Final Bond Resolution – Chattahoochee Logistics Center, LLC (Induced as FILC, LLC)

\$62,500,000

Address: 7055 Campbellton Road, Atlanta, Georgia 30331

Final Bond Resolution – PVH Corp. (Project Wide Open)

(Not to Exceed \$75,700,000)

Address: 8500 Tatum Road, Fairburn, GA 30268

Final Bond Resolution – Exel Inc.d/b/a DHL Supply Chain (USA)

\$ 10,661,000

Address: 5000 Bohannon Road, Bldg C, Fairburn, Georgia 30213

6. **NEW BUSINESS:**

Letter of Inducement – CHI/Acquisitions, L.P., \$51 million

Address: Fulton Industrial Boulevard and Westgate Parkway, South Fulton, GA

7. **ITEMS FOR DISCUSSION:**

8. **ITEMS FOR APPROVAL:**

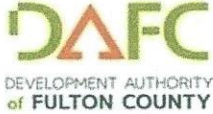
**Minutes – Regular Monthly Meeting – March 26, 2019**

**Minutes – Special Call Meeting - March 28, 2019**

9. **NEXT MEETING:**

**Monday, May 20, 2019 @ 12:00pm (Regular Monthly)**

10. **ADJOURN**



PVH Corp.  
Project Wide Open  
FINAL BOND RESOLUTION  
FACT SHEET

04/23/2019

<b>Purpose:</b>	To approve a \$75,700,000 final bond resolution for PVH Corp. to add tenant improvements and new equipment in a new, highly automated, state-of-the-art distribution center.
<b>Project Owner:</b>	PVH Corp.
<b>Location &amp; Taxing Jurisdictions:</b>	8500 Tatum Road, City of Palmetto, Fulton County Fulton County, City of Palmetto, Fulton County Schools
<b>Investment:</b>	\$75,700,000
<b>Estimated Closing Date:</b>	2 <sup>nd</sup> Quarter 2019
<b>Description:</b>	PVH Corp. seeks to take advantage of the incentive program currently in place on the building at 8500 Tatum Road in the City of Palmetto and plans to add tenant improvements and new equipment as they open a new, highly automated, state-of-the-art distribution center, creating a minimum of 575 permanent jobs and 225 construction jobs.
<b>Economic Benefits:</b>	<ul style="list-style-type: none"><li>• \$75,700,000 of additional capital at the location generating substantial increases in real and personal property tax revenues - 100% new tax anticipated in the first year of the incentive in the amount \$505,544 and \$4,681,039 is anticipated over the 10-year incentive period.</li><li>• The company will create 575 permanent and approximately 225 construction jobs, committing to use best efforts to support Fulton County's and DAFC's MFBE policy guidelines</li><li>• Overall economic impact of approximately \$1,120,995.850<sup>1</sup></li></ul>
<b>Annual tax before investment:</b>	N/A because new equipment to Fulton County
<b>Estimated tax anticipated from investment in year one after completion of construction during incentive period:</b>	\$1,011,089
<b>Estimated tax anticipated over 10 years during incentive period:</b>	\$4,681,039
<b>Estimated Tax Savings over 10 years during incentive period:</b>	\$2,169,660

<sup>1</sup> Estimated using IMPLAN model of Fulton County



**EXEL INC. d/b/a DHL SUPPLY CHAIN (USA)  
PROJECT FAIRBURN  
FINAL BOND RESOLUTION  
FACT SHEET**

04/23/2019

**Purpose:** To approve a \$12,900,000 final bond resolution for Exel Inc. d/b/a DHL Supply Chain (USA) to develop a warehouse and distribution center (the “Project”).

**Project Owner:** Exel Inc. d/b/a DHL Supply Chain (USA)

**Location & Taxing Jurisdictions:** 0 Bohannon Road, (Vacant Commercial Land), Fairburn, GA  
Fulton County, City of Fairburn, Fulton County Public Schools

**Investment:** \$12,900,000

**Estimated Closing Date:** 2<sup>nd</sup> Quarter 2019

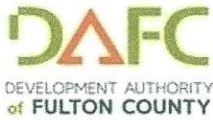
**Description:** The Project will build a 239,000 square foot warehouse and distribution center (the “Project”).

- Economic Benefits:**
- \$12,900,000 of investment in a vacant site which historically has been concealed from street view, causing the land to remain undeveloped.
  - Generate additional tax revenues and provide system and infrastructure improvements.
  - The Project will create 75 new permanent jobs and 200 to 250 construction jobs, committing to use best efforts to support Fulton County’s and DAFC’s MFBE policy guidelines.
  - **Overall economic impact of approximately \$147,592,134<sup>1</sup>**

<b>Annual tax before investment:</b>	\$10,661
<b>Estimated tax anticipated from investment in year 1 after completion of construction during incentive period:</b>	\$105,243
<b>Estimated tax anticipated over 10 years during incentive period:</b>	\$1,526,029
<b>Estimated tax savings over 10 years during incentive period:</b>	\$578,838

<sup>1</sup> Estimated using IMPLAN model of Fulton County





**CHATTAHOOCHEE LOGISTICS CENTER, LLC  
 CHATTAHOOCHEE LOGISTICS CENTER  
 FINAL BOND RESOLUTION  
 FACT SHEET**

04/23/2019

**Purpose:** To approve a \$62,500,000 bond resolution for Chattahoochee Logistics Center, LLC to develop a speculative Class “A” logistics facility.

**Project Owner:** Chattahoochee Logistics Center, LLC

**Location & Taxing Jurisdictions:** Fulton Industrial Logistics Center – northwest quadrant of Campbellton Road and Fulton Industrial Boulevard  
 Fulton County, Fulton Industrial Special Service District (SSD), Fulton County Public Schools

**Investment:** \$62,500,000

**Estimated Closing Date:** 2nd Quarter 2019

**Description:** Chattahoochee Logistics Center, LLC plans to develop a speculative 1,128,000 square foot Class “A” logistics facility, with an estimated value of \$62,500,000 on approximately 100 acres (of the total 240-acre property) at the northwest quadrant of Campbellton Road and Fulton Industrial Boulevard, Fulton County. The warehouse facility will be a state-of-the-art, architecturally designed, site-cast facility, designed for tenants in the e-commerce field as well as those needing more traditional distribution requirements.

**Economic Benefits:**

- \$62.5 million of investment in a site which is currently an abandoned clay mine. The company will create 250 permanent jobs and approximately 185 construction jobs, committing to use best efforts to support Fulton County’s and DAFC’s MFBE policy guidelines.
- Overall economic impact of approximately \$509,100,167<sup>1</sup>

<b>Annual tax before investment:</b>	\$35,599
<b>Estimated tax anticipated from investment in year 1 after completion of construction during incentive period:</b>	\$509,438
<b>Estimated tax anticipated over 10 years during incentive period:</b>	\$7,386,844
<b>Estimated Tax Savings over 10 years during incentive period:</b>	\$2,801,906

<sup>1</sup> Estimated using IMPLAN model of Fulton County



**CHI/ACQUISITIONS, L.P.  
FULTON INDUSTRIAL PARK  
BOND INDUCEMENT RESOLUTION  
FACT SHEET**

04/23/2019

**Purpose:** To approve a \$51,000,000 bond inducement resolution for CHI/Acquisitions, L.P., to develop a speculative, state-of-the-art, three concrete tilt-wall buildings for a modern industrial park.

**Project Owner:** CHI/Acquisitions, L.P.

**Location:** South side of Fulton Industrial Boulevard across from Westgate Parkway

**Taxing Jurisdictions:** Fulton County, Fulton Industrial Special Service District, Fulton County Public Schools

**Investment:** \$51,000,000

**Estimated Closing Date:** 2nd Quarter 2019

**Description:** CHI/Acquisitions, L.P. plans to develop a speculative, state-of-the-art industrial park consisting of three (3) buildings totaling approximately 870,000 square feet on a 92 acre parcel (of which only 60 acres are capable of being developed). This best in class, modern industrial park will cater to e-commerce, light industrial and logistic companies.

**Economic Benefits:**

- \$51 million of investment in a site which currently faces severe topography requiring mitigation costs in excess of \$2.7 million.
- The Project will create 600 permanent and 150 to 200 construction jobs, committing to use best efforts to support Fulton County's and DAFC's MFBE policy guidelines.
- Overall economic impact of approximately \$1,124,388,739<sup>1</sup>

<b>Annual tax before investment:</b>	\$16,447
<b>Estimated tax anticipated from investment in year 1 after completion of construction during incentive period:</b>	\$411,835
<b>Estimated tax anticipated over 10 years during incentive period:</b>	\$5,971,640
<b>Estimated Tax Savings over 10 years during incentive period:</b>	\$2,265,094

<sup>1</sup> Estimated using IMPLAN model of Fulton County