

(Agenda Subject to Change)  
**(Preliminary) REGULAR MONTHLY MEETING**  
**2nd FLOOR DAFC CONFERENCE ROOM (2052)**  
**141 Pryor Street, Atlanta, Georgia 30303**  
**Tuesday, August 27, 2019**  
**2:00 p.m.**

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

Final Bond Resolution – Grow America NOW LLC,  
\$35,000,000

Modification of Piedmont Healthcare, Inc., Series 2014B Bonds

Final Bond Resolution – Portman O4W, LLC  
\$ 80,000,000

Address: 667 Auburn Avenue, Atlanta, Georgia

- 6. NEW BUSINESS:**

Letter of Inducement and Final Bond Resolution – Piedmont Healthcare, Inc.  
\$756,000,000

Address: 1938 Peachtree Road, 1968 Peachtree Road, 2001 Peachtree Road  
and 2015 Peachtree Road, Atlanta, Georgia

Letter of Inducement – SF Parkway I, LLC  
\$ 62,000,000

Address: Stonewall Tell Road near the intersection with South Fulton Parkway in the City of Union City

Letter of Inducement – Sobu Flats, LLC  
\$82,300,000

Address: 374 East Paces Ferry Road, Atlanta, Georgia 30305

- 7. ITEMS FOR DISCUSSION:**
- 8. ITEMS FOR APPROVAL:**
  - a. Minutes – Special Call Meeting - Thursday, July 18, 2019**
  - Minutes – Regular Monthly Meeting - Tuesday, July 23, 2019**
  - Minutes – Special Call Meeting - Friday, August 16, 2019**
  - Minutes – Special Call Meeting - Thursday, August 22, 2019**
- 9. NEXT MEETING: Tuesday, September 24, 2019 @ 2pm**
- 10. ADJOURN**



**GROW AMERICA NOW LLC  
FINAL BOND RESOLUTION  
FACT SHEET**

*08/27/2019*

|                                |   |
|--------------------------------|---|
| <b>Purpose:</b>                | Expansion of the NOWAccount Payment System by issuing up to \$35,000,000 in one or more series of the previously authorized Series 2017 Bonds   |
| <b>Applicant:</b>              | Grow America NOW LLC  |
| <b>Investment amount:</b>      | Not to Exceed \$35,000,000  |
| <b>Estimated closing date:</b> | 4 <sup>rd</sup> Quarter 2019  |
| <b>Description:</b>            | Making additional capital available to Grow America NOW LLC (the “Company”) in connection with the Company’s business platform that acquires merchant trade credit receivables from small and emerging businesses, which involves the Company’s proprietary merchant trade credit processing system known as the “NOWAccount” System.   |
| <b>Economic benefits:</b>      | <ul style="list-style-type: none"><li>• Furthers important components of the economic development objectives and mandate of the DAFC by providing capital to small and emerging businesses and furthering the development of a new, leading edge business platform driving commerce in Fulton County, the State of Georgia, and the United States.</li><li>• Taxable bond transaction with no impact on property taxes and no potential liability being imposed on Fulton County or DAFC.</li></ul> |



**PORTMAN O4W, LLC  
OLD 4TH WARD HOTEL  
FINAL BOND RESOLUTION  
FACT SHEET**

08/27/2019

**Purpose:** To approve an \$80,000,000 final bond resolution for **Portman O4W, LLC**, a Delaware limited liability company, to develop an approximately 200-key lifestyle/custom hotel with restaurants and other potential components incorporated and integrated into the development (collectively, the **“Project”**).

**Project Owner:** Portman O4W, LLC, a Delaware limited liability company.

**Location:** The Project will be located at 667 Auburn Avenue, Atlanta, GA in the historic Old Fourth Ward Community and consists of vacant, undeveloped land.

**Taxing Jurisdictions:** Fulton County, City of Atlanta, Atlanta Public Schools, Eastside TAD

**Investment:** Approximately \$80,000,000

**Estimated Closing Date:** 4<sup>th</sup> Quarter 2019

**Description:** The Project proposes to develop a 200-key boutique hotel with a focus on an innovative, personal experience that encourages social interaction, incorporates a food and beverage program with regionally-inspired menus, and involves the surrounding neighborhood to create a central location for community, culture and exploration.

- Economic Benefits:**
- Approximately \$80,000,000 of investment.
  - The Project will create 462 permanent jobs and 483 temporary construction jobs, committing to use best efforts to support DAFC’s MFBE policy guidelines.
  - **Overall economic impact is estimated to be \$914,594,233<sup>1</sup>**

|  |                    |
|--|--------------------|
| <b>Annual tax before investment:</b>   | <b>\$8,952</b>     |
| <b>Estimated tax anticipated from investment in year 1 after completion of construction during incentive period:</b> | <b>\$655,776</b>   |
| <b>Estimated tax anticipated over 10 years during incentive period:</b>  | <b>\$9,037,951</b> |
| <b>Estimated tax savings over 10 years during incentive period:</b>  | <b>\$3,502,937</b> |

<sup>1</sup> Calculations based on the IMPLAN Model for Fulton County.



**PIEDMONT HEALTHCARE, INC.  
INDUCEMENT RESOLUTION  
FINAL BOND RESOLUTION  
FACT SHEET**

*08/27/2019*

**Purpose:** Tax-exempt public offering

**Applicant:** Piedmont Healthcare, Inc.

**Location:** 1938 Peachtree Road, 1968 Peachtree Road, 2001 Peachtree Road and 2015 Peachtree Road, Atlanta, Georgia

**Investment amount:** Not to Exceed \$756,000,000

**Estimated closing date:** 4<sup>th</sup> Quarter 2019

**Description:**

- Financing or refinancing the acquisition, construction, installation and equipping of certain healthcare facilities and equipment on the campus of Piedmont Atlanta Hospital.

**Economic benefits:** Federally tax-exempt bond transaction with no impact on property taxes. DAFC will simply act as a conduit issuer with no potential liability being imposed on Fulton County or DAFC.





**SF PARKWAY I, LLC  
AIRPORT LOGISTICS CENTER  
BOND INDUCEMENT RESOLUTION  
FACT SHEET**

08/27/2019

**Purpose:** To approve a \$30,000,000 bond inducement resolution for **SF Parkway I, LLC** to develop a 499,000 square foot, distribution/operations facility (the “**Project**”) in Union City, Fulton County, Georgia. The Project will be constructed on five tax parcels located on Stonewall Tell Road near the intersection with South Fulton Parkway.

**Project Owner:** **SF Parkway I, LLC**

**Location & Taxing Jurisdictions:** Stonewall Tell Road near the intersection with South Fulton Parkway  
Fulton County, City of Union City, Fulton County Schools

**Investment:** \$30,000,000

**Estimated Closing Date:** 4th Quarter 2019

**Description:** The Project proposes to develop a new 499,000 square foot distribution/operations facility.

- Economic Benefits:**
- \$30 million of investment.
  - The Project will create 80-100 permanent full time jobs, 200+ temporary construction jobs, committing to use best efforts to support DAFC’s MFBE policy guidelines.
  - **Overall economic impact after 10 years with 100 jobs is anticipated at approximately \$218,469,147.**

|  |             |
|--|-------------|
| <b>Annual tax before investment:</b>   | \$5,171     |
| <b>Estimated tax anticipated from investment in year 1 after completion of construction during incentive period:</b> | \$267,192   |
| <b>Estimated tax anticipated over 10 years during incentive period:</b>  | \$3,823,501 |
| <b>Estimated tax savings over 10 years during incentive period:</b>  | \$1,458,355 |



**SOBU FLATS, LLC  
374 EAST PACES HOTEL  
BOND INDUCEMENT RESOLUTION  
FACT SHEET**

08/27/2019

**Purpose:** To approve an \$82,300,000 bond inducement resolution for **Sobu Flats, LLC** to redevelop the existing, dilapidated condominium property located at 374 East Paces Ferry Road (**the “Project”**), into a 216 key boutique hotel with amenities restaurants.

**Project Owner:** **Sobu Flats, LLC**

**Location &** 374 East Paces Ferry Road, Atlanta, GA 30305

**Taxing Jurisdictions:** Fulton County, City of Atlanta, Atlanta Public Schools, Buckhead CID

**Investment:** \$82,300,000

**Estimated Closing Date:** 4th Quarter 2019

**Description:** The Project proposes an adaptive reuse development project converting the existing, dilapidated 8-story condominium structure into an approximately 216 key hotel, including 5,000 square feet of food and beverage uses (a three meal ground-level restaurant and a rooftop food-and-beverage outlet), 5,000 square feet of meeting space, a pool, fitness center, and 90 parking spaces.

- Economic Benefits:**
- \$82.3 million of investment.
  - The Project will create 149 direct permanent full time jobs and 350 temporary construction jobs, committing to use best efforts to support DAFC’s MFBE policy guidelines.
  - **Overall economic impact of approximately \$354,074,627<sup>1</sup>**

|  |             |
|--|-------------|
| <b>Annual tax before investment:</b>   | \$185,738   |
| <b>Estimated tax anticipated from investment in year 1 after completion of construction during incentive period:</b> | \$714,147   |
| <b>Estimated tax anticipated over 10 years during incentive period:</b>  | \$9,819,136 |
| <b>Estimated tax savings over 10 years during incentive period:</b>  | \$3,809,600 |

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