

**DEVELOPMENT AUTHORITY OF FULTON COUNTY  
REGULAR MEETING HELD ON  
TUESDAY, APRIL 28, 2020 AT 2:00 P.M.  
HELD VIA TELECONFERENCE**

**MINUTES**

Present were the following members of the Authority:

Mr. Robert J. Shaw – Chairman  
Mr. Steve Broadbent – Vice Chairman  
Mr. Walter Metze – Treasurer  
Dr. Samuel D. Jolley, Jr. – Secretary  
Mr. Sam Bacote – Board Member  
Mr. Brandon Beach – Board Member  
Mr. Kyle Lamont – Board Member  
Mr. Tom Tidwell – Board Member  
Mr. Michel Turpeau – Board Member

Also present were Mr. Al Nash, CEO/Executive Director of the Authority, Ms. Sandra Z. Zayac, Ms. Lauren Woodyard, Ms. Maya Foster and Ms. Kate Bell, attorneys for the Authority, and Ms. Doris Coleman, Ms. Marva Bryan and Ms. Sabrina Kirkland, staff of the Authority.

Chairman Shaw called the meeting to order. Dr. Jolley gave the invocation.

**RECOGNITION OF VISITORS:** Also present were Commissioner Hausmann, Mr. Edward Leidelmeijer of Commissioner Hausmann’s office, Ms. Donna Ennis, Ms. Lauren Roberts, and Ms. Jennifer Pasley, staff of the Atlanta Minority Business Development Agency Business Center and Advanced Manufacturing Center, and Mr. Anthony Grant of the City of Atlanta Office of Housing and Community Development.

**COVID-19 UPDATE, GROUND RULES AND PUBLIC COMMENT:** Vice Chairman Broadbent explained the Authority is continuing to temporarily hold its monthly Board meetings via teleconference in accordance with the Open Meetings Act (O.C.G.A. Section 50-14-1 (g)) in light of the COVID-19 pandemic, the closure of the Fulton County Administration Building and the emergency declaration by Governor Brian Kemp. Vice Chairman Broadbent explained the ground rules for participating in the teleconference meeting and announced that the Board would not hear public comment at this time, though the Board will continue to consider ways to potentially allow for public comment at future teleconference meetings. Vice Chairman Broadbent further announced that any guests that would like to be recognized as being present for the Regular Meeting should send an email to [Doris.Coleman@fultoncountyga.gov](mailto:Doris.Coleman@fultoncountyga.gov) so that their attendance may be formally documented in the minutes. Vice Chairman Broadbent invited

the public to visit the homepage of the DAFC website at [www.developfultoncounty.com](http://www.developfultoncounty.com) for the most up-to-date information regarding DAFC meetings.

#### OLD BUSINESS:

Final Bond Resolution for Airport Logistics West, LLC (“ALW”): Mr. Bruce McCall of Miller & Martin PLLC and Mr. Jeb Brees of TPA Group appeared in connection with the request for a final bond resolution for the issuance of \$18,000,000 in taxable revenue bonds for the development of an approximately 249,000 square foot distribution/operations facility to be located on Stonewall Tell Road near South Fulton Parkway in the City of Union City. 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 Chairman Shaw, which was seconded by Dr. Jolley, the Authority unanimously approved the final bond resolution for ALW.

Final Bond Resolution for Eagle Environmental Construction & Development LLC (induced as 395 Whitehall, LLC and 409 Whitehall, LLC; “Whitehall”): Mr. Joe Krolikowski of Dentons US LLP, and Mr. Ronald Batiste, Ms. Deborah McFadden and Mr. Wilton Watson of Eagle Environmental Construction & Development LLC appeared in connection with the request for a final bond resolution for the issuance of \$100,000,000 in taxable revenue bonds for the development of a mixed-use commercial/retail facility with approximately 356 residential units, including affordable housing units, to be located at 395 and 409 Whitehall Street in City of Atlanta. 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 Mr. Turpeau, which was seconded by Mr. Beach, the Authority unanimously approved the final bond resolution for Whitehall.

Supplemental Bond Resolution for The Westminster Schools, Inc. (“Westminster”): Ms. Allison Dyer of Holland & Knight LLP appeared in connection with the request for a supplemental bond resolution for the issuance of not to exceed \$110,500,000 in federally tax-exempt bonds for the (i) financing of a major renovation to its existing campus facilities; and (ii) refinancing of the Series 2003 Bonds previously issued by the Authority. The stated interest rate will be 1.80% with a final maturity date of May 1, 2050. Upon a motion made by Mr. Metze, which was seconded by Mr. Turpeau, the Authority unanimously approved the final bond resolution for Westminster.

#### NEW BUSINESS:

Letter of Inducement for CF Buffington Apartments LLC (“Buffington Road Apartments”): Mr. Joe Krolikowski of Dentons US LLP, and Mr. Brett Oliver and Mr. Dave Lemco of CF Real Estate Services LLC appeared in connection with the request for a letter of inducement for the issuance of \$22,000,000 in taxable revenue bonds for the development of an approximately 156-unit multifamily housing project including a leasing office, resident clubroom, fitness center and a pool on 12.5 acres to be located at 5740 Buffington Road in the City of Union City. 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 Mr. Lamont, which was seconded by Dr. Jolley, the Authority, with the exception of Mr. Tidwell, approved the letter of inducement for Buffington Road Apartments.

Letter of Inducement for Project Pie: Mr. Jim Woodward and Ms. Cait Haygood of Gray Pannell & Woodward LLP, Mr. Tom Croteau of Maxis Advisors, and Mr. Ken Kraft of Parker, Hudson, Rainer & Dobbs LLP appeared in connection with the request for a letter of inducement for the issuance of \$34,275,000 in taxable revenue bonds for the two-phase development of a new food processing facility consisting of the (i) renovation of an existing building to create an approximately 102,457 square foot food processing facility ("Phase I") and (ii) construction and equipping of a second building to expand production capabilities ("Phase II"), with Phase I and Phase II to be located near the intersection of Great South Parkway and Fulton Industrial Boulevard in Unincorporated Fulton County. 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 Mr. Turpeau, which was seconded by Mr. Beach, the Authority unanimously approved the letter of inducement for Project Pie.

ITEMS FOR DISCUSSION:

COVID-19 UPDATES: Mr. Nash updated the Board on the preliminary discussions of Fulton County leadership regarding how to safely bring the workforce back to the County.

DEVELOPMENT AUTHORITY OF FULTON COUNTY BUSINESS CONTINGENCY

LOAN PROGRAM UPDATES: Mr. Nash updated the Board on the overwhelming responses to the Development Authority of Fulton County Business Contingency Loan Program and provided a brief overview of the process to date. ACE is currently working on a complete report and will discuss with the Board in greater detail at an upcoming meeting.

ITEMS FOR APPROVAL:

MINUTES: The minutes from the Regular Meeting held on March 24, 2020 and the minutes from the Special Call Meeting held on April 9, 2020 were presented to the Authority for approval. The Authority unanimously approved the minutes as presented.

NEXT MEETING: Vice Chairman Broadbent announced that the Authority's Regular Meeting will be held on Tuesday, May 19, 2020 and anticipates the Regular Meeting will be conducted via teleconference, but the Authority will continue to evaluate as the date approaches. The public can get updates on the next meeting on the Authority's website at <http://www.developfultoncounty.com>.

There being no further business, the meeting was adjourned.

Samuel D. Jolley, Jr.

Dr. Samuel D. Jolley, Jr., Secretary