

**DEVELOPMENT AUTHORITY OF FULTON COUNTY
REGULAR MEETING HELD ON
TUESDAY, DECEMBER 8, 2020 AT 2:00 P.M.
HELD VIA VIDEOCONFERENCE**

MINUTES

Present were the following Members of the Authority:

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

Also present were Mr. Al Nash, CEO/Executive Director of the Authority, Ms. Sandra Z. Zayac, Ms. Lauren W. Daniels, and Ms. Margaret Scharle, attorneys for the Authority, and Ms. Marva Bryan, Ms. Doris Coleman, and Ms. Sabrina Kirkland, staff of the Authority.

Chairman Turpeau called the meeting to order and Dr. Jolley gave the invocation.

RECOGNITION OF VISITORS: Also present were Mr. Edward Leidelmeijer of Commissioner Hausmann’s office, Ms. Jenn Thomas of Commissioner Morris’ office, Mr. Samir Abdullahi of Select Fulton, Mr. Doug Sams of the Atlanta Business Chronicle, Ms. Maggie Lee of Saporta Report, and Ms. Erica Long of Atlanta Public Schools.

COVID-19 UPDATE, GROUND RULES AND PUBLIC COMMENT: Chairman Turpeau explained the Authority would continue to temporarily hold its monthly Board meetings via Zoom videoconference and teleconference in accordance with the Open Meetings Act (O.C.G.A. Section 50-14-1 (g)) in light of the COVID-19 pandemic and the emergency declaration by Governor Brian Kemp.

Chairman Turpeau explained the ground rules for participating in the Zoom videoconference and teleconference meeting and announced that the Board would accept public comments in advance of Authority meetings via email. Chairman Turpeau announced that all such comments should be sent to Doris.Coleman@fultoncountyga.gov before 10:00 a.m. on the date of the applicable meeting in order for the comments to be distributed to the Board and included in the official minutes of the Authority.

Chairman Turpeau further announced that any guests that would like to be recognized as being present for the Regular Meeting should also send an email to Doris.Coleman@fultoncountyga.gov so that their attendance may be formally documented in the minutes. Chairman Turpeau invited the public to visit the homepage of the DAFC website at www.developfultoncounty.com for the most up-to-date information regarding DAFC meetings.

OLD BUSINESS:

Assignment of CRP/Pollack 72 Milton Owner, LLC Project (the “72 Milton Project”) to CRP/Pollack 72 Milton Townhome Owner, L.L.C. (“72 Milton Townhome Owner”) Mr. Dan McRae of Seyfarth Shaw LLP

appeared in connection with the request to approve an assignment of the 72 Milton Project to 72 Milton Townhome Owner. 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 Mr. Broadbent, the Authority unanimously approved the assignment to 72 Milton Townhome Owner.

Assignment of Pad on Harvard Residential Delaware LLC Project (the "Pad on Harvard Project") to Harvard Pad Investors, LLC ("Harvard Pad Investors"). Mr. Brandon Kopp of Schulten Ward Turner & Weiss, LLP and Mr. Jared Brunnabend of Bayshore Investment Partners appeared in connection with the request to approve an assignment of the Pad on Harvard Project to Harvard Pad Investors. 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 Dr. Jolley, which was seconded by Mr. Beach, the Authority unanimously approved the assignment to Harvard Pad Investors.

Final Bond Resolution for 1246 Allene Owner, LP ("1246 Allene Owner") (Induced as RangeWater Development, LLC). Mr. Dan McRae and Mr. Kevin Brown of Seyfarth Shaw LLP and Mr. Joe Martinez and Ms. Mia McKinney of RangeWater Real Estate appeared in connection with the request for a final bond resolution for the issuance of \$55,000,000 in taxable revenue bonds for the development of approximately 323 residential units, including affordable housing units, to be located at 1246 Allene Avenue SW in the 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. Broadbent, which was seconded by Dr. Jolley, the Authority unanimously approved the final bond resolution for 1246 Allene Owner.

Final Bond Resolution for CC West Midtown Owner, LLC ("CC West Midtown Owner") (Induced as Crescent Communities). Mr. Jim Woodward and Ms. Cait Haygood of Gray Pannell & Woodward LLP and Mr. Phil Carson and Mr. Kyle Brock of Crescent Communities appeared in connection with the request for a final bond resolution for the issuance of \$78,000,000 in taxable revenue bonds for the development of approximately 340 residential units, including affordable housing units, to be located at 1330 Fairmont Avenue in the 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. Broadbent, which was seconded by Mr. Beach, the Authority approved, with the exception of Mr. Tidwell, the final bond resolution for CC West Midtown Owner.

Final Bond Resolution for the Interlock II, LLC ("Interlock II"). Mr. Andrew Egan and Mr. Reed Bennett of Kutak Rock LLP, Mr. Jeff Garrison, Mr. Jay Douglas, and Mr. Thomas Rowe of S.J. Collins Enterprises, and Mr. Tony Zivalich of the Georgia Institute of Technology appeared in connection with the request for a final bond resolution for the issuance of \$115,000,000 in taxable revenue bonds for the development of a mixed-use facility consisting of retail, including a grocery store, and Class-A office space to be located at 1042, 1058, and 1090 Northside Drive and 654 Ethel Street in the 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. Beach, which was seconded by Mr. Lamont, the Authority, with the exception of Mr. Tidwell, approved the final bond resolution for Interlock II.

NEW BUSINESS:

Letter of Inducement for 272 Ponce, LLC ("272 Ponce"). Mr. Jim Woodward and Ms. Cait Haygood of Gray Pannell & Woodward LLP and Mr. Aaron Fortner and Mr. Scott Zimmerman of Capital City Real Estate, LLC appeared in connection with the request to approve a letter of inducement for \$40,000,000 in taxable revenue bonds for the development of an approximately 115,000 square foot, 7-story medical office building with a ground floor discount grocer to be located at 264, 268, 282, and 294 Ponce de Leon Avenue NE and 675 Penn Avenue NE in the City of Atlanta. More specific details are described in the Fact Sheet included as part of this item posted on the Authority's website. Mr. Bacote recused himself from voting due

to a potential conflict. Upon a motion made by Mr. Beach, which was seconded by Dr. Jolley, the Authority, with the exception of Mr. Tidwell, Mr. Broadbent, and Mr. Lamont voting no and with Mr. Bacote abstaining, approved the inducement letter for 272 Ponce.

Letter of Inducement for HIP I-85 South LLC (“HIP I-85 South”). Mr. Peter Andrews and Ms. Melissa Rogers of Greenberg Traurig LLP and Mr. David McDaniel of Huntington Industrial Partners appeared in connection with the request to approve a letter of inducement for \$30,000,000 in taxable revenue bonds for the development of an approximately 201,264 square foot cross-dock building and an approximately 255,000 square foot front-load building to be located at 8396 Tatum Road in the City of Palmetto. 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. Beach, which was seconded by Mr. Broadbent, the Authority unanimously approved the inducement letter for HIP I-85 South.

ITEMS FOR APPROVAL:

Deluxe Corporation (“Deluxe”) REBA Grant. Mr. Samir Abdullahi of Select Fulton, Mr. Carlos Encinas of Alston & Bird LLP, and Mr. Doug Woodley and Ms. Brooke Perez of Deluxe appeared in connection with the request for a Regional Economic Business Assistance (“REBA”) Grant award in the amount of \$1,772,500 to finance the acquisition and installation of furniture, fixtures and equipment in connection with establishing a FinTech Innovation Center and Shared Services Center to be located at 5565 Glenridge Connector in the City of Sandy Springs. 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 Dr. Jolley, which was seconded by Mr. Beach, the Authority unanimously approved the REBA Grant for Deluxe.

Minutes. The minutes from the Regular Meeting held on November 17, 2020 were presented to the Authority for approval. The Authority unanimously approved the minutes as presented.

ITEMS FOR DISCUSSION:

South Fulton Chamber of Commerce, Inc. (“South Fulton Chamber”). Ms. Dyan Matthews of South Fulton Chamber and Ms. Jennifer Pasely of Sky Promotions LLC appeared before the Authority to thank the members of the Board for their continued efforts and to update the Authority on upcoming projects sponsored by the South Fulton Chamber.

NEXT MEETING:

Chairman Turpeau announced that the Authority’s next Regular Meeting is scheduled for Tuesday, January 26, 2021 via Zoom videoconference and teleconference. Chairman Turpeau reminded the public to visit the Authority’s website at <http://www.developfultoncounty.com> for updates on upcoming meetings.

There being no further business, the meeting was adjourned.

Samuel D. Jolley, Jr.
Dr. Samuel D. Jolley, Jr., Secretary