

**Preliminary Agenda  
(AGENDA SUBJECT TO CHANGE)  
REGULAR MONTHLY MEETING  
Tuesday, January 26, 2021  
2:00 pm**

Due to concerns surrounding the spread of COVID-19 in Fulton County and nearby communities, DAFC will be temporarily holding all monthly meetings via videoconference and teleconference in accordance with the Open Meetings Act (See O.C.G.A. Section 50-14-1 (g)). Please refer to the "Monthly Meetings" tab on the homepage of the DAFC website for the most updated information on upcoming DAFC meetings.

We invite the public to participate via a Zoom webinar, which can be accessed by: (i) registering in advance at [https://us02web.zoom.us/webinar/register/WN\\_OpeQF9LsQAC535YXet7ZOO](https://us02web.zoom.us/webinar/register/WN_OpeQF9LsQAC535YXet7ZOO) after which you will receive a confirmation email containing information about joining the webinar; or (ii) joining by telephone by dialing 1-646-558-8656 (Webinar ID: 830 8312 5407) and pressing # when prompted.

1. **CALL TO ORDER: MR. MICHEL M. TURPEAU, CHAIRMAN**
2. **INVOCATION**
3. **RECOGNITION OF VISITORS**
4. **PUBLIC COMMENT**
5. **OLD BUSINESS:**

**Assignment of MSP RE Development, LLC Project  
To Beltline and Boulevard Owner, LLC**  
Address: 1015 Boulevard SE, Atlanta, Georgia

**Final Bond Resolution for HIP I-85 South LLC**  
**\$30,000,000**  
Address: 8396 Tatum Road, Palmetto, Georgia

6. **NEW BUSINESS:**

**Letter of Inducement for BI Developer-Palmetto LLC**  
**\$30,670,000**  
Address: Bowen Road, Palmetto, Georgia

**Letter of Inducement for TUFF CAUB LLC**  
**\$10,000,000**  
Address: 260 Lee Road, Atlanta, Georgia

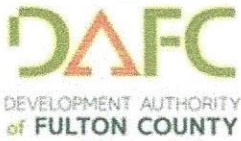
7. **CHAIRMAN'S ANNOUNCEMENT:**
8. **ITEMS FOR APPROVAL:**

**Minutes – Regular Monthly Meeting – December 8, 2020**  
**Minutes – Special Call Meeting – January 22, 2021**

9. **NEXT MEETING:**

**Tuesday, February 23, 2021**

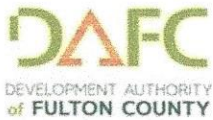
10. **ADJOURN**



**TUFF CAUB LLC  
INDUCEMENT RESOLUTION  
FACT SHEET**

*01/26/2021*

<b>Purpose:</b>	Tax-exempt bond to be privately placed
<b>Applicant:</b>	TUFF CAUB LLC
<b>Location:</b>	260 Lee Road, Atlanta, Georgia
<b>Investment amount:</b>	Not to Exceed \$10,000,000
<b>Estimated closing date:</b>	1st Quarter 2021
<b>Description:</b>	<ul style="list-style-type: none"><li>• Refinancing the Series 2007A and Series 2014A Bonds, which were issued to finance the construction, equipping and subsequent improving of a central utility plant to be used at the direction of Clark Atlanta University and Spelman College.</li><li>• Retention of approximately 5 full time jobs.</li></ul>
<b>Economic benefits:</b>	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.



**BI DEVELOPER – PALMETTO LLC  
BECKNELL BOWEN RD. DISTRIBUTION CENTER  
BOND INDUCEMENT RESOLUTION  
FACT SHEET**

01/26/2021

**Purpose:** To approve a \$30,670,000 bond inducement resolution for **BI Developer – Palmetto LLC** (the “Applicant”) to develop an approximately 685,260 square foot, state-of-the-art, Class A warehouse facility (the “Project”).

**Project Owner:** **BI Developer – Palmetto LLC**

**Location & Taxing Jurisdictions:** Bowen Road and Tatum Road, Palmetto, Georgia 30268  
Fulton County, City of Palmetto, Fulton County Schools

**Investment:** \$30,670,000

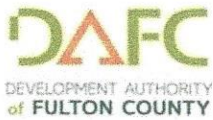
**Estimated Closing Date:** 1<sup>st</sup> Quarter 2021

**Description:** The proposed facility will feature the latest market specifications including 40’ clear height, 195’ truck court depth, an ESFR sprinkler system, 2400-amps of power, LED lighting, 156 dock-high doors, 177 trailer parking spaces and 452 car parking spaces. This economic development opportunity is planned to be best-in-class, catering to all types of industrial prospects including e-commerce, light industrial and logistics users. Major improvements to the site will include the extension of nearly 3,000 feet of Bowen Road from its intersection with Tatum Road to the subject property and the extension of water and sanitary sewer nearly one mile each from the SW and NW, respectively. The site also presents challenging topography with roughly 80 feet of grade difference from one end of the site to the other, creating an extraordinary amount of costly additional site grading.

- Economic Benefits:**
- \$30,670,000 of investment.
  - The Project will create approximately 200 permanent full time jobs and 200 temporary construction jobs, committing to use best efforts to support DAFC’s MFBE policy guidelines.
  
  - **Overall economic impact after 10 years with 200 jobs is anticipated at approximately \$390,395,945**

<b>Annual tax before investment:</b>	\$11,137
<b>Estimated tax anticipated from investment in year 1 after completion of construction during incentive period:</b>	\$175,690
<b>Estimated tax anticipated over 10 years during incentive period:</b>	\$2,547,505
<b>Estimated tax savings over 10 years during incentive period:</b>	\$966,295





**HIP I-85 SOUTH LLC  
I-85 SOUTH DISTRIBUTION CENTER  
FINAL BOND RESOLUTION  
FACT SHEET**

01/26/2021

**Purpose:** To approve a \$30,000,000 final bond resolution for **HIP I-85 South LLC** (the “Applicant”) to develop two new proposed state-of-the-art warehouse distribution facilities totaling 456,624 square feet to be located on Tatum Road in Palmetto Georgia (the “Project”).

**Project Owner:** **HIP I-85 South LLC**

**Location & Taxing Jurisdictions:** 8396 Tatum Road, Palmetto, Georgia 30268  
Fulton County, City of Palmetto, Fulton County Public Schools

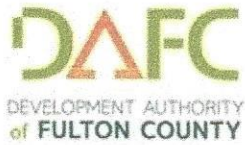
**Investment:** \$30,000,000

**Estimated Closing Date:** 1<sup>st</sup> Quarter 2021

**Description:** The proposed two-building project will be developed in one phase, and will include an approximately 201,264 square foot cross-dock building and an approximately 255,000 square foot front-load building. Both buildings will include ample auto, truck, and truck trailer parking to accommodate e-commerce, light manufacturing, value added distribution or pure logistics type users, each having about 7,000 square feet of office space. The project must build approximately 4,000 feet of a two-pipe private-forced main sanitary line in order to connect to Fulton County sewer, and approximately 1,900 feet of sidewalks along the length of Tatum Road, together totaling \$1,350,000 in extraordinary costs.

- Economic Benefits:**
- \$30 million of investment.
  - The Project will create approximately 200 permanent full time jobs and 300 temporary construction jobs, committing to use best efforts to support DAFC’s MFBE policy guidelines.
  
  - **Overall economic impact after 10 years with 200 jobs is anticipated at approximately \$389,940,279**

<b>Annual tax before investment:</b>	\$17,046
<b>Estimated tax anticipated from investment in year 1 after completion of construction during incentive period:</b>	\$216,432
<b>Estimated tax anticipated over 10 years during incentive period:</b>	\$3,138,264
<b>Estimated tax savings over 10 years during incentive period:</b>	\$1,190,376



**MSP RE DEVELOPMENT, LLC/  
BELTLINE AND BOULEVARD OWNER, LLC  
ASSIGNMENT  
FACT SHEET**

*01/26/2021*

- Purpose:** Assignment of MSP RE Development, LLC Project (the “MSP Project”) to Beltline and Boulevard Owner, LLC (the “Assignment”)
- Assignor/Assignee:** MSP RE Development, LLC (“Assignor”)/Beltline and Boulevard Owner, LLC, or an affiliate thereof (“Assignee”)
- Location:** 1015 Boulevard SE, Atlanta, Georgia, 30312
- Estimated Closing Date:** 1st Quarter 2021
- Description:**
- Assignee is seeking approval of its acquisition of the leasehold interest in the MSP Project (including, without limitation, the bond lease and related bond documents pertaining to such operation) from Assignor.
  - Assignee is a joint venture between Assignor and Pacific Coast Capital Partners (“PCCP”) that will proceed with the development of the MSP Project.
- Economic Benefits:**
- The Assignment will benefit Fulton County due to the industry experience and expertise of Assignor and PCCP:
    - Assignor has over \$1 billion in development and acquisition experience throughout the Southeast over the last 10 years.
    - PCCP is a global investment manager with over \$12.7 billion and 945 assets under management.