

**DEVELOPMENT AUTHORITY OF FULTON COUNTY
REGULAR MEETING HELD ON
TUESDAY, NOVEMBER 16, 2021 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
Mr. Kyle Lamont – Secretary
Mayor Mike Bodker – Treasurer
Mr. Tom Tidwell – Board Member
Ms. Erica Long – Board Member
Dr. Mike Looney – Board Member
Ms. Pinky Cole – Board Member

Board Members Absent: Ms. Jo Anna Potts – Board Member

Also present were Ms. Sarah-Elizabeth Langford, Interim Executive Director of the Authority, Ms. Sandra Z. Zayac, Ms. Lauren W. Daniels, Ms. Maggie Scharle and Ms. Eunice Lim, attorneys for the Authority, and Ms. Marva Bryan, Ms. Doris Coleman, and Ms. Sabrina Kirkland, staff of the Authority.

Mr. Lamont gave the invocation and Chairman Turpeau called the meeting to order.

SWEARING IN CEREMONY: Ms. Tonya Grier, Clerk to the Commission, swore in Ms. Cole as a Member of the Authority.

RECOGNITION OF VISITORS: Also present were Commissioner Pitts, Commissioner Hausmann, Mr. Samir Abdullahi of Select Fulton, Ms. Jenn Thomas of Commissioner Morris' office, Mr. Jim Stevens and Ms. Diana Reddy of On-Call Accounting, Mr. Michael Leithead of Leithead Consulting, LLC, Mr. Bernie Tokarz of Cornerstone On Demand Inc., Mr. Craig Kidd of Johns Creek, Ms. Susan Pease Langford of Butler Snow LLP, Mr. Joe Krolikowski of Seyfarth Shaw LLP, Mr. Ceasar Mitchell of Dentons (US) LLP, Ms. Savannah Sicurella of Atlanta Business Chronicle, Mr. Ben Brasch of The Atlanta Journal-Constitution, Mr. Justin Gray of WSB-TV, Mr. John Woodham of Woodham Law, LLC and Mr. Julian Bene and Mr. Jim Martin, citizens of Fulton County.

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@fultoncountygva.gov before 10:00 a.m. on the date of the applicable meeting in order for the comments to be 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.

MINUTES: The minutes from the Regular Meeting held on October 26, 2021 were presented to the Authority for approval. Upon a motion made by Mayor Bodker, which was seconded by Mr. Lamont, the Authority unanimously approved the minutes as presented.

APPROVAL OF MEETING AGENDA: Upon a motion made by Mayor Bodker, which was seconded by Vice Chairman Beach, the Authority unanimously approved the agenda as presented.

PUBLIC COMMENTS: Chairman Turpeau announced that the Authority's staff had received 8 public comments in advance of this Regular Meeting. Mr. Lamont read the public comments, which are attached hereto as "Exhibit A."

OLD BUSINESS:

Assignment of Generation Atlanta, LLC Project (the "Generation Atlanta Project") to Centennial Olympic 336 Property, LP ("Centennial Olympic"). Mr. Kevin Brown, Mr. Dan McRae and Mr. Jeff Chesnut of Seyfarth Shaw LLP, Mr. Isaac Marcushamer of Kaplan Residential, and Mr. Yaakov Frankforter and Mr. Benjamin Farkas of Frankforter Group appeared in connection with the assignment of the Generation Atlanta Project to Centennial Olympic. 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 Ms. Long, the Authority unanimously approved the assignment to Centennial Olympic.

Assignment of 14th Peachtree Phase II Holdings, LLC Project ("the 14th Peachtree Project") to MDC Coast 25, LLC ("MDC Coast 25"). Mr. Bruce McCall of Miller & Martin PLLC, Mr. Ed Allen of The Related Group, Mr. Earle Taylor of Nelson Mullins Riley & Scarborough LLP, and Ms. Jenny Evans of Realty Income Corporation appeared in connection with the request to approve the assignment of the 14th Peachtree Project to MDC Coast 25. 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 Vice Chairman Beach, which was seconded by Mr. Lamont, the Authority unanimously approved the assignment to MDC Coast 25.

Final Bond Resolution for Heritage Station Senior LLC ("Heritage Station Senior"). Ms. Lesly Murray of Butler Snow LLP and Mr. Phil Kennedy of AOF Georgia Affordable Housing Corp. appeared in connection with the request for a final bond resolution for the issuance of \$19,600,000 in federally tax-exempt and taxable bonds to finance the development of an approximately 150-unit affordable/workforce housing facility located at 765 McDaniel Street 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. Ms. Langford announced that she has a family member that is a partner at Butler Snow LLP. Upon a motion made by Mr. Lamont, which was seconded by Vice Chairman Beach, the Authority unanimously approved the final bond resolution for Heritage Station Senior.

Final Bond Resolution for Heritage Station Family LLC ("Heritage Station Family"). Ms. Lesly Murray of Butler Snow LLP and Mr. Phil Kennedy of AOF Georgia Affordable Housing Corp. appeared in connection with the request for a final bond resolution for the issuance of \$33,300,000 in federally tax-exempt and taxable bonds to finance the development of an approximately 220-unit affordable/workforce housing facility located at 765 McDaniel Street 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. Ms. Langford announced that she has a family member that is a partner at Butler Snow LLP. Upon a motion made by Mr. Lamont, which was seconded by Vice Chairman Beach, the Authority unanimously approved the final bond resolution for Heritage Station Family.

Final Bond Resolution for Trinity School, Inc. ("Trinity School"). Ms. Allison Dyer of Holland & Knight LLP and Mr. Ken Bomar of Trinity School appeared in connection with the request for a final bond resolution for the issuance of \$22,000,000 in federally tax-exempt bonds to refinance previously issued bonds, pay the costs of issuance for the Series 2021 Bonds, and finance various improvements to the school campus located at 4301 Northside Parkway NW 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 Mayor Bodker, which was seconded by Mr. Lamont, the Authority unanimously approved the final bond resolution for Trinity School.

NEW BUSINESS:

Letter of Inducement for Jamestown Ponce City Market, L.P. ("Jamestown"). At the request of Jamestown, this item was removed from the agenda.

Letter of Inducement for TPA Residential. Mr. Dan McRae, Mr. Kevin Brown, and Mr. Jeff Chesnut of Seyfarth Shaw LLP and Mr. Tyler Gaines of TPA Residential appeared in connection with the request to approve a letter of inducement for the issuance of \$80,000,000 in taxable revenue bonds for the development of a mixed-use development consisting of approximately 278 residential units, including affordable units, 750 square feet of retail space, and parking structure to be located at 1104 Avondale Avenue SE 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 Vice Chairman Beach, which was seconded by Mayor Bodker, the item was opened for discussion. Vice Chairman Beach subsequently withdrew the motion. Upon a motion made by Dr. Looney, which was seconded by Mr. Lamont, the Authority unanimously agreed to defer the item until the next Regular Meeting on December 7, 2021.

ITEMS FOR DISCUSSION/APPROVAL:

Update from the Interim Executive Director. Ms. Langford discussed her recent visit to the TPA Residential site with Ms. Bryan, during which she received input from the neighborhood association that the development would reunite the previously divided neighborhood. Ms. Langford also addressed the thorough evaluation process that went into the Jamestown Ponce City Market Project, which was not before the Authority at this Regular Meeting but still signals to other developers seeking incentives that the Authority will work with them to evaluate economic development opportunities that promise to benefit Fulton County, especially undeserved communities within Fulton County. Ms. Langford concluded her update by discussing meetings that have been conducted and continue to be conducted with Members of the Authority, staff of the Authority, Select Fulton, Commissioners, city leadership, state legislators, and other stakeholders. In particular, Ms. Langford shared that she has met with stakeholders to discuss potential development that would expand the availability of much-needed medical lab space.

2022 Budget Update Discussion. Ms. Langford announced that the 2022 budget, which addresses recommendations from the strategic retreat, should be ready for discussion at the December 7th Regular Meeting.

REPORTS AND PRESENTATIONS: Chairman Turpeau provided an update on behalf of the Executive Committee, Mayor Bodker provided an update on behalf of the Financial Review/Audit Sub-Committee, Mr. Lamont provided an update on behalf of the Strategic Initiative Committee, and Ms. Long provided an update on behalf of the MFBE Committee.

NEXT MEETING:

Chairman Turpeau announced that the Authority's next Regular Meeting is scheduled for Tuesday, December 7, 2021 and the Authority's next Special Call Meeting is scheduled for Thursday, December 9, 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.

A motion to adjourn the meeting was made by Mr. Lamont, seconded by Vice Chairman Beach, and approved by all Members present.

There being no further business to discuss, the meeting was adjourned at approximately 4:23 p.m.

Kyle Lamont
Mr. Kyle Lamont, Secretary

Exhibit A

[Attached.]

From: Darin Givens <darin.givens@gmail.com>
Date: November 15, 2021 at 9:03:23 PM EST
To: "Coleman, Doris" <Doris.Coleman@fultoncountyga.gov>
Subject: Public comment for November 16, 2021 DAFC meeting

Hi Doris,

I'm submitting this for public comment on the November 16, 2021 DAFC meeting:

Jamestown Ponce City Market, L.P. is asking Fulton Development Authority for a bond inducement resolution for a mixed-use development at Ponce City Market. The inducement would result in over \$8 million in tax incentive. This would be a blatant misuse of incentives. On behalf of my non-profit organization ThreadATL, we ask for this to be voted down by the Board. There is no excuse for providing a tax incentive for a property that sits in one of the hottest areas in the city for development.

Darin Givens
Co-founder, ThreadATL
404-617-0887
darin.givens@gmail.com

November 15, 2021



Fulton County Development Authority
Attn: Doris Coleman
RE: Tax Abatement Application (Jamestown) 11/16/21 Monthly Meeting
Via email to doris.coleman@fultoncountyga.gov

Dear Ms. Coleman:

On behalf of my fellow board members, I write to record our opposition to the tax abatement application from Jamestown Ponce City Market LLC for development at 675 Ponce de Leon Ave, Atlanta, GA 30308, in the BeltLine TAD.

We contend that the \$8 million abatement is not necessary either for the development to be profitable or feasible. The property is highly valuable, the rent prices among the highest in the city, and the developer is extremely successful with its prior projects here.

Further, the developer is not going above and beyond the minimum requirement for affordable housing either in number of units or permanence of their affordability. Neither is there a significant enhancement of the public infrastructure that governmental agencies might have to finance associated with the building of either component of the project.

The \$8 million loss to the TAD means the TAD is further challenged to achieve its goals in the remaining years of its life, those being the completion of the trail AND the construction of light rail transit on the BeltLine. There is no significant public benefit in return for the loss of these funds.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Rao", with a long horizontal flourish extending to the right.

Matthew Rao
Chair
BeltLine Rail Now
matthew@raodesignstudio.com
404-815-5655 (o)

November 15, 2021



Fulton County Development Authority
Attn: Doris Coleman
RE: Tax Abatement Application (TPA Residential) 11/16/21 Monthly Meeting
Via email to doris.coleman@fultoncountyga.gov

Dear Ms. Coleman:

On behalf of my fellow board members, I write to record our opposition to the tax abatement application from TPA Residential for development at 1104 Avondale Ave, SE in the BeltLine SSD.

We contend that the \$3.726 million abatement is not necessary either for the development to be profitable or feasible. Properties like this offer developers the opportunity for great profit without government assistance.

Further, the developer is not going above and beyond the minimum requirement for affordable housing either in number of units or permanence of their affordability. Neither is there a significant enhancement of the public infrastructure that governmental agencies might have to finance associated with the building of either component of the project.

We disagree with using DAFC abatement to fund brownfield cleanup and mitigation, as the applicant requests. There are other agencies to whom the developer can apply for funds to clean up the site.

A consequence of tax abatements within the SSD is that its revenue capacity is lowered over time, and it puts at risk raising enough money within the SSD to fund completion of the BeltLine trail, its stated purpose. And it sets a precedent for all other future developers of property within the SSD that they too would be entitled to a subsidy.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Rao", with a long horizontal flourish extending to the right.

Matthew Rao
Chair
BeltLine Rail Now
matthew@raodesignstudio.com
404-815-5655 (o)

From: Craig Pendergrast <cpendergrast@taylorenghish.com>
Date: November 15, 2021 at 10:25:29 PM EST
To: "Coleman, Doris" <Doris.Coleman@fultoncountyga.gov>
Subject: Public comment for 11/15/21 DAFC meeting

Ms. Coleman, I am the Chair of the Little Five Points Community Improvement District. A substantial number of the member properties within our district have been saddled with extra property taxes under the Beltline SSD tax district because of the underfunding of the Beltline TAD. Substantial blame for such underfunding lays with the Development Authority of Fulton County for its promotion of property tax avoidance schemes for developments such as that planned by Jamestown at Ponce City Market; developments which would happen anyway without property tax giveaways. This development does not need and should not receive any property tax avoidance or abatement. It should pay property taxes like other taxable properties in the City. If DAFC chooses to participate in the financing of the Jamestown development, that's ok, but it has no place promising or promoting property tax avoidance or abatement for developments like this, particularly when in doing so it results in adverse impact on other property tax payers such as the members of the Little Five Points Community Improvement District and on property tax dependent entities like the City of Atlanta and the Atlanta Public Schools. Craig Pendergrast

From: grantgandy <grantgandy@yahoo.com>
Date: Nov 16, 2021 at 7:45 AM
To: mturpeau <mturpeau@dafc.us>
Subject: Ponce City Market Tax Break

M. Turpeau,

> I am opposed to a tax break for an expansion of Ponce City Market. This is arguably the hottest development site in Atlanta and DAFC should be helping attract development to underserved areas. The Belt Line needs money, schools need money and developers will survive without a tax break.

>

> Thank you for considering this matter.

>

> Best regards,

>

> Grant Gandy

From: pdurand@bellsouth.net
Date: November 15, 2021 at 3:31:56 PM EST
To: "Coleman, Doris" <Doris.Coleman@fultoncountygga.gov>
Subject: No tax break for Jamestown Properties for PCM

Dear Ms. Coleman,

Please share this email with the Fulton Development Authority (DAFC) board at their meeting tomorrow.

Dear Fulton Development Authority (DAFC) board members,

I am writing to express my opposition to the \$8 million tax exemption being requested by Jamestown Properties for Ponce City Market for the following reasons:

Affordable housing is already required under the Inclusionary Zoning ordinance. Jamestown does not need or deserve any tax break for doing what is required of them.

Public amenities created massive value for Ponce City Market. Jamestown should pay their share of taxes for those amenities.

Jamestown got a sweet deal on PCM from the City. They have paid no property taxes on that project - a savings of up to \$140M that has shorted the Beltline of very significant funding. This is unseemly and inappropriate. PCM has been extremely successful and is now considered to be worth a billion dollars. Jamestown made a fortune. It's the height of entitlement to ask for another break.

The Beltline has been starved of revenues since its inception. That is why it has failed to meet its promises on affordable housing, transit and trail construction.

Earlier this year the city of Atlanta passed a supplementary Beltline tax that hits small businesses and apartments to make up for the shortfall in Beltline funding. If DAFC and Invest Atlanta had not granted unnecessary tax breaks to projects like this one, the SSD would not have been needed. Please, DAFC board members: send a signal "No More Breaks for Projects in Hot Markets".

Note that Invest Atlanta sent that message for the New City project, which is nearing completion without the \$22M tax break that Invest Atlanta turned down. Please don't contribute to unfairness and inequity by granting this tax break.

Thank you,

Patty Durand
678-467-0148

I am running for Ga. Public Service Commissioner
Please follow my campaign www.PattyforPSC.com

"It is not the critic who counts, nor the man who points out how the strong man stumbles. The credit belongs to the man who is actually in the ring." – Theodore Roosevelt

My name is Jim Martin. I live in Northwest Atlanta, where I have served as the chairman of neighborhood planning unit D (NPU-D) for the past 15 years. I would like to address the board with regard to the bond for title deal for the Jamestown Ponce City Market project (675 Ponce de Leon Ave), which is a business item on today's DAFC agenda.

This site is in one of the hottest areas for new development in the city. It is not in an area that needs publicly funded development incentives. Only a few months ago, Chairman Turpeau made a public commitment to reform DAFC, to cooperate with the city, and to focus on projects south of I-20. This deal flies in the face of that commitment. The Atlanta City Council, the Atlanta Public Schools Board, Invest Atlanta, and the Atlanta Planning Advisory Board have all called on DAFC to cease making these deals inside the city, which is where this site is. It is well North of I-20 and is inside a Tax Allocation District, with which the city has already sufficiently incentivized development.

Jamestown has been the recipient of enormous public largess at the Ponce City Market site. Public money paid for the adjacent Beltline Eastside Trail, which provides an amenity for residents and drives business to the door of commercial tenants. Public money paid for the creation of Old 4th Ward Park across the street from this site, which serves as an additional amenity for its residents. In the park, public money paid for a surface stormwater detention facility that alleviated flooding problems on this site. Along Ponce de Leon Ave, public money paid for streetscape improvements that have added value to this site. Recently, MARTA committed to the construction of a light rail line using sales tax dollars that will have this site as its northern terminus. Given funding constraints, this will probably be the only light rail constructed on the Beltline. No site in the city has benefitted more from public spending tied to the Beltline project than this one, yet it has paid a disproportionately small share of the public's costs for the Beltline thanks to a historic preservation tax abatement granted by the state. That is finally due to expire next year.

"Incentivizing" this development would be nothing more than an \$8 million gift to Jamestown from the public coffers. This site is almost certain to redevelop without incentives. Invest Atlanta denied a request for a similar abatement across the street from this site for the New City project that broke ground soon after the denial. It is hard to imagine a more comparable situation than that for the decision that you now face.

Jamestown is claiming that this project will involve millions of dollars in "extraordinary" costs that appear quite ordinary. Site work and excavation of this sort are standard practice for new construction anywhere in the city. The site is quite flat rather than being "heavily sloped" as it is described in the fact sheet. Environmental remediation, if it is required, will be paid for entirely by a separate tax abatement issued by the state through its brownfield program and therefore could not provide a rationale for an incentive abatement regardless of its cost. This is something that should also be kept in mind when deciding on the TPA residential deal, which is the next item on today's agenda.

Unlike TPA, Jamestown appears to be claiming some margin of housing affordability beyond that already required by the inclusionary zoning on their site in the form of a 5% set aside of units as affordable for tenants earning 120% of the area median income. Units that can be afforded by those making more than the area median should not be considered affordable. "micro" units (such as 75% of those described), seem unlikely to be marketed at the same price points as those in the surrounding residential buildings. The discount on the 5% of units hardly seems like a public benefit, let alone one for which the public should be willing to pay \$8 million, all of which would be taken from the Beltline

project. If it were instead collected as property taxes, a significant fraction of it would go to the Beltline Affordable Housing Trust Fund, where it would pay for real affordable housing. In this way, granting incentive abatements anywhere in the Beltline Inclusionary Zoning District has an adverse effect on the development of real affordable housing. This should also be kept in mind while scrutinizing the TPA deal.



November 14, 2021

Christian Mendonca

On behalf of SAND (South Atlantans for Neighborhood Development)

To Whom it May Concern,

I'm writing on behalf of the proposed development from TPA Residential on a vacant parcel of brownfield land bordered by United Ave SE, Avondale Ave SE, and Lester Ave SE in the city of Atlanta. This parcel is primarily located in one of the SAND neighborhoods, Boulevard Heights, and also borders another SAND neighborhood to the north, Ormewood Park. SAND would like to express to you our support for the development TPA Residential applied to build within SAND and inform you of the reasons for our support.

To begin, TPA proactively approached the Boulevard Heights neighborhood organization and residents, along with the community at large including SAND, beginning in July of 2020. After quite a few months as a result of lengthy and thorough engagement process, the following was accomplished:

- TPA Residential requested and obtained from Boulevard Heights residents a list of future desires for the parcel.
- Upon receipt of this information TPA engaged the Boulevard Heights neighborhood and its leadership in a series of meetings to clarify those points, build solutions, and generate concepts for the neighborhood to review.
- TPA presented their vision to the Boulevard Heights neighborhood, and addressed questions and concerns. After which the Boulevard Heights neighborhood voted overwhelmingly in favor of proceeding.
- TPA provided access to their team of developers, civil engineers, and legal representatives for direct follow-up inquiries, suggestions, and clarifications.
- TPA engaged the broader community, presenting at NPU-W's Land Use & Zoning, South Atlantans for Neighborhood Development (SAND), and NPU-W's full body. There was also an informal working group assembled of various stakeholders to begin building out a list of conditions to consider.
- TPA worked in partnership with SAND and NPU-W to finalize conditions and address other concerns before a final review and vote of their application at SAND and NPU-W, where the application also received a majority vote of support.

Furthermore, TPA's proactive and collaborative approach was unexpected and is atypical of developers in my time volunteering with SAND. It a process that is quite refreshing and something we wish more developers in SAND and the city of Atlanta overall would engage in. I understand a developer wanting to avoid such an approach as there will always be neighbors that are not for development. And in TPA's case, they encountered resistance from some neighbors. That said, TPA willingly provided a space for neighbors to share their thoughts and opinions on the proposal, which helped realize additional concessions to be included.

Through the course of the engagement with TPA we learned that many neighbors that were not in favor of the development held their reservations due to failed promises of prior owners of the parcel, Lane Co and Edward Allen Homes (Empire). The prior owners of the parcel stated to neighbors they would convert the land into greenspace. Though additional greenspace is something wanted by the community at large, we have since learned that converting this specific parcel to a greenspace is impossible to safely achieve, given the severity of the existing environmental hazards.

Unfortunately, the existing environmental hazards are one of several major concerns the Boulevard Heights community has highlighted. Additional detail is provided below:

- The parcel in its historical state is a source of crime, such as arson, illegal dumping, to name a few.
- As stated above, the parcel is an environmental hazard. Currently it is a brownfield site leeching unknown contaminants into the soil, along with being an unmonitored 'methane pump' which exceeds EPD levels and creates unmitigated greenhouse gasses.
- The parcel's current state serves as a physical divide of the Boulevard Heights neighborhood. The land has an impassible wedge disconnecting the eastern and western halves of the Boulevard Heights neighborhood.

TPA's proposed development shows great promise to solve historical neighborhood and community issues, plus offer value-adds aplenty. Again, additional detail is provided below:

- As proposed, the development plan would serve to unify the Boulevard Heights neighborhood around a common anchor.
- The plan would complete the street grid in the area.
- The plan includes remediation of the environmental hazards and contamination while adding safety & monitoring provisions. This enables tracking of lingering environmental concerns.
- PATH park and trail connectivity are included as part of the plan. It will complete a critical section of the Constitution Lakes Trailhead.
- It will address ongoing watershed/flooding issues the city of Atlanta has not been able to solve.
- It will create new, previously unavailable single-family housing models in a fashion that is in line with the neighborhood character.
- It will add community value with the promise of a neighborhood-friendly retail space.

For the reasons outlined in this letter, and under the assumption the plans remain in line with what the Boulevard Heights neighborhood and the SAND community at large worked to create in partnership with TPA, our organization fully supports TPA Residential's remediation and development plans at this site.

Thank you for your time and consideration of my letter.

Sincerely,

Christian Mendonca

President

SAND (South Atlantans for Neighborhood Development)



November 11, 2021

Dean Handley
On behalf of Boulevard Heights Neighborhood Organization
Atlanta, GA 30312

To Whom it May Concern,

I'm writing to you on behalf of a proposed development on a currently-vacant parcel of brownfield land in our neighborhood bordered by United Ave SE, Avondale Ave SE, and Lester Ave SE, in the southeastern quadrant of Atlanta, 30312. Our neighborhood organization would like to express strong support for the development TPA Residential applied to build in our neighborhood while outlining a myriad of the reasons behind said support.

As a short retrospective, TPA proactively approached our neighborhood organization and residents, along with the community at large and its organizations, beginning in July of 2020. In the months to follow, after a lengthy and thorough engagement process, the following accomplishments were achieved:

- TPA Residential requested our residents compile a list of future desires for this land, should someone remediate and develop, including strong desires and aversions.
- After delivery, they engaged our neighborhood and its leadership in a series of meetings to clarify those points, build solutions, and generate concepts for our neighborhood to review.
- They delivered a public presentation of their vision to our neighborhood, address concerns and questions, after which the neighborhood voted overwhelmingly in favor of proceeding.
- In the weeks following, TPA provided direct access to their team of developers, civil engineers, and legal representatives for direct follow-up inquiries, suggestions, and clarifications.
- After we vetted the concept and plans, TPA engaged the broader community, presenting at NPU-W's Land Use & Zoning, South Atlantans for Neighborhood Development (SAND), and NPU-W's full body, ultimately showing significant support and few concerns.
- TPA engaged with SAND and NPU-W representatives to finalize conditions and address other concerns before a final passage lap at SAND and NPU-W, again with majority vote of support.

While most neighbors are grateful for TPA's unexpected proactive and collaborative approach, we clearly recognize a small fraction of neighbors remain vocally anti-development, anti-change. To their credit, TPA willingly provided a safe space for those neighbors speak their minds freely, which helped realize additional concessions we hope to ease the burdens and concerns expected with development at this scale.

Through those chats, we learned much of the anti-development sentiment stemmed from failed promises of two prior owners – Lane Co and Edward Allen Homes (Empire) – who assured neighbors they would convert this same land to into active or passive green space – something we later learned was impossible to safely achieve, given the severity of the existing environmental hazards. Their ill sentiment is clearly not TPA Residential's fault.

Even that minority of less optimistic, more anti-development neighbors clearly recognize what a nuisance – criminal, communal, and environmental – this tract of land along Avondale Ave has been in recent decades. The major concerns our organization would highlight:

- **A source of crime:** Arson, illegal dumping, a storage ground for stolen goods, and even murder.

- **An environmental hazard:** Currently a brownfield site leeching unknown contaminants into the soil, an unmonitored 'methane pump' which exceeds EPD levels and creates unmitigated greenhouse gasses.
- **An agent of divide:** The land has historically served as an impassible wedge disconnecting the eastern and western halves of our neighborhood.
- **An impedance to progress:** Whether it be finishing our street and sidewalk grid for easier community mobility, or connecting our park and trail system, this land has been a critical missing piece to our community's ability to fully realize its complete future.

TPA Residential's proposed development, created via the community engagement process outlined above, shows great promise to solve our historical neighborhood and community issues, plus offer value-adds aplenty. For sake of brevity, take the following points as top-level highlights, but know there's much more to speak of:

- As proposed, this would serve as an anchor to finally unify our neighborhood around a common anchor
- Complete our street grid in a way that's logical and expected to relieve ongoing traffic woes
- Remediate environmental hazards and contamination while adding safety & monitoring provisions which enable tracking of lingering environmental concerns
- Alleviate our elevating parking woes, primarily caused by other recent, less-concerned developers
- PATH park and trail connectivity – completing a critical section of the Constitution Lakes Trailhead
- Address ongoing watershed/flooding issues the city has been unable to solve for decades
- Add recreational value with the small addition of greenspace proposed at Hamilton/Lester Aves
- Create new, previously unavailable single-family housing models without adding excessive density
- Add community value with the promise of light, neighborhood-friendly retail space

Finally, I'd like to address TPA Residential's already-positive reputation within our neighborhood, which stems from their ongoing remediation and development work at 680 Hamilton Ave SE. Similar to the brownfield land this letter addresses, 680 Hamilton was an environmental nuisance and public safety hazard, another source of several arson events, multiple murders, an environmental mess containing thousands of cubic feet of lime/phosphorous slurry from its former life as a gas production facility.

As one of the 18-year residents living 3 parcels away from 680 Hamilton would quickly tell you, TPA has done a phenomenal job remediating the existing piles, thousands of truckloads, yet keeping the neighborhood relatively clean, free of dust and debris. They promptly worked with neighbors to address any complaints, showing admirable concern for quality of life. I believe virtually everyone is overjoyed to finally see our new "Beltline Gateway", something we felt was impossible previously. We'd actively spent years trying to find a developer willing to accept the environmental challenges involved, several came, then quickly and respectfully bowed out.

For the reasons outlined in this letter, under the assumption the plans remain true to the spirit of what our neighborhood and community at large worked to create, our organization fully supports TPA Residential's remediation and development plans at this site. We have no reason to believe the process and product will be any less positive than their current project at 680 Hamilton Ave SE. In fact, we look forward to it!

Sincerely,

Dean Handley
Public Safety Chair / Interim President
Boulevard Heights Neighborhood Organization
Atlanta, GA 30312