

**DEVELOPMENT AUTHORITY OF FULTON COUNTY
REGULAR MEETING HELD ON
TUESDAY, MARCH 23, 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
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 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 Mr. Lamont 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. Al Nash of Parallax Advisory Group, LLC, Mr. Samir Abdullahi of Select Fulton, Ms. Dyana Bagby of the Atlanta Business Chronicle, Mr. Jim Stevens of On-Call Accounting, and Ms. Maggie Lee of Saporta Report.

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 Buckhead Atlanta Development LLC Residential and Retail Projects (the “Buckhead Atlanta Development Projects”) to 3005 Peachtree NE Owner, LLC (“3005 Peachtree”). Ms. Caroline Loftin of King & Spalding LLP and Mr. Naheem Harris of Vinson & Elkins LLP appeared in connection

with the request to approve an assignment of the Buckhead Atlanta Development Projects to 3005 Peachtree. 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. Beach, the Authority unanimously approved the assignment to 3005 Peachtree.

Final Bond Resolution for I-285 Industrial Properties, LLC (Induced as Johnson Development Associates, Inc.) ("I-285 Industrial"). Mr. Ben Brooks of Smith, Gambrell & Russell LLP, and Mr. Andy Halligan of Johnson Development Associates, Inc. appeared in connection with the request for a final bond resolution for the issuance of \$13,600,000 in taxable revenue bonds for the development of an approximately 250,000 square foot, Class A industrial facility that would be speculatively built for an end user in the logistics, e-commerce, distribution, warehousing or light manufacturing industries to be located near the intersection of Donald Lee Hollowell Parkway and Fulton Industrial Boulevard 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. Lamont, which was seconded by Mr. Broadbent, the Authority approved, with the exception of Mr. Bacote abstaining, the final bond resolution for I-285 Industrial.

NEW BUSINESS:

Letter of Inducement for SCP Hapeville Owner, LLC ("SCP Hapeville"). Ms. Allison Dyer and Mr. Woody Vaughan of Holland & Knight LLP and Mr. Will Casaday of South City Partners appeared in connection with the request to approve a letter of inducement for the issuance of \$53,403,000 in taxable revenue bonds for the development of an approximately 284-unit mixed-use apartment community with approximately 5,000 square feet of retail space, 24 rental townhomes and 20,000 square feet of office space to be located at 397 North Central Avenue in the City of Hapeville. 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. Lamont, the Authority unanimously approved the letter of inducement for SCP Hapeville.

ITEMS FOR APPROVAL:

Minutes. The minutes from the Regular Meeting held on February 23, 2021 were presented to the Authority for approval. The Authority unanimously approved the minutes as presented.

NEXT MEETING:

Chairman Turpeau announced that the next Special Call Meeting is scheduled for Tuesday, March 30, 2021 and the Authority's next Regular Meeting is scheduled for Tuesday, April 27, 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.

A motion to adjourn the meeting was made by Dr. Jolley, seconded by Mr. Broadbent and Mr. Beach, and approved by all members present.

There being no further business to discuss, the meeting was adjourned at approximately 2:57 p.m.

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