

**DEVELOPMENT AUTHORITY OF FULTON COUNTY
REGULAR MEETING HELD ON
TUESDAY, APRIL 27, 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, Mr. Al Nash of Parallax Advisory Group, LLC, Mr. Samir Abdullahi of Select Fulton, and Mr. Jim Stevens of On-Call Accounting.

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 BR Vickers Roswell, LLC Project (the “BR Vickers Roswell Project”) to 1180 Canton Street Ground Owner LLC (“1180 Canton”). Ms. Caroline Loftin of King & Spalding LLP, Ms. Yosefa Heber of iStar, Mr. Jereme Geller of Waypoint Real Estate, and Mr. Andrew Egan and Mr. Reed Bennett of Kutak Rock LLP appeared in connection with the request to approve an assignment of the BR Vickers Roswell

Project to 1180 Canton. 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 Bacote, which was seconded by Mr. Lamont, the Authority unanimously approved the assignment to 1180 Canton.

Assignment of Palmetto Logistics Industrial Owner, LLC Project (the "Palmetto Logistics Project") to BCIF Palmetto Logistics Center LLC ("BCIF"). Mr. Dan McRae of Seyfarth Shaw LLP and Ms. Kate Kilgore of Black Creek Group appeared in connection with the request to approve an assignment of the Palmetto Logistics Project to BCIF. 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 BCIF.

Final Bond Resolution for PAC Worldwide Corporation (Induced as Project Olympus) ("PAC Worldwide"). Ms. Maureen Callahan of Troutman Pepper Hamilton Sanders LLP, Mr. Samir Abdullahi of Select Fulton, Ms. Annie Baxter of CBRE Group, Inc., and Mr. Brendan Savage and Mr. David Peterson of PAC Worldwide appeared in connection with the request for a final bond resolution for the issuance of \$34,675,000 in taxable revenue bonds for the equipping of a new manufacturing plant to be located at 4900 Stonewall Tell 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 Mr. Broadbent, the Authority unanimously approved the final bond resolution for PAC Worldwide.

Final Bond Resolution for SCP Hapeville Owner, LLC ("SCP Hapeville"). Ms. Allison Dyer of Holland & Knight LLP and Mr. Will Casaday and Mr. David Bivens of South City Partners appeared in connection with the request for a final bond resolution for the issuance of \$51,536,000 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 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. Lamont, which was seconded by Mr. Bacote, the Authority unanimously approved the final bond resolution for SCP Hapeville.

NEW BUSINESS:

Letter of Inducement and Final Bond Resolution for AMC Campus Project I, LLC ("AMC"). Mr. Tom Lauth and Mr. Reed Bennett of Kutak Rock LLP, Ms. Fallany Stover of Stover Legal Group LLC and Mr. Michael Montgomery of Atlanta Metropolitan State College appeared in connection with the request to approve a letter of inducement and final bond resolution for the issuance of \$9,500,000 in federally tax-exempt bonds for the refunding of the Series 2011 Bonds, which were previously issued by the Authority for the purposes of financing the construction and equipping of the student activity center located on the campus of Atlanta Metropolitan State College at 1630 Metropolitan Parkway, S.W., 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 Dr. Jolley, which was seconded by Mr. Lamont, the Authority unanimously approved the letter of inducement and final bond resolution for AMC.

ITEMS FOR APPROVAL:

Greater North Fulton Chamber of Commerce ("North Fulton Chamber") 2021 Proposal. Vice Chairman Beach provided an introduction on the North Fulton Chamber, including the importance of business recruitment and workforce development, and expressed his support of the proposal (the "Proposal"), a copy of which is attached hereto as "Exhibit A." Ms. Kali Boatright and Mr. Mark Goodman of the North Fulton Chamber appeared in connection with the request to approve the Proposal and provided a detailed presentation that focused on the mission, objectives, initiatives, and partnerships of the North Fulton Chamber. Upon a motion made by Mr. Broadbent, which was seconded by Chairman Emeritus Shaw, the

Authority unanimously approved the \$50,000 investment in the North Fulton Chamber for the 2021 fiscal year, as further outlined in the Proposal.

Minutes. The minutes from the Regular Meeting held on March 23, 2021 and the Special Call Meeting held on March 30, 2021 were presented to the Authority for approval. The Authority unanimously approved the minutes as presented.

OFFICER REPLACEMENT:

Nomination for Secretary. Chairman Turpeau announced that Dr. Jolley would not be seeking reappointment of his term, which is set to expire on May 31, 2021. Chairman Turpeau and the Members of the Authority recognized Dr. Jolley for his long and impactful service on the Executive Committee and as a Member of the Authority. Chairman Turpeau commended his leadership and expressed appreciation for Dr. Jolley and his service to the citizens of Fulton County.

Chairman Turpeau further announced that in order to prevent disruption and ensure stability of the Authority moving forward, the Executive Committee has nominated Mr. Lamont to serve as Secretary of the Authority, effective June 1, 2021. No other nominations were presented. The Authority voted, with the exception of Mr. Broadbent who was absent for the vote, for Mr. Lamont to be elected as Secretary, effective June 1, 2021.

Chairman Turpeau congratulated Mr. Lamont and provided him with an opportunity to say a few words. Mr. Lamont emphasized Dr. Jolley's impactful leadership and that he would look forward to further serving the Authority and the constituents of Fulton County.

NEXT MEETING:

Chairman Turpeau announced that the Authority's next Regular Meeting is scheduled for Tuesday, May 18, 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 Mr. Beach, and approved by all members present.

There being no further business to discuss, the meeting was adjourned at approximately 2:51 p.m.

Samuel D. Jolley, Jr.

Dr. Samuel D. Jolley, Jr., Secretary

Exhibit A

(Attached)



Proposal for FY21 Program Funding

About the Greater North Fulton Chamber

Mission

To be the recognized leader for business growth, talent development and regional prosperity.

GNFCC Strategic Objectives

Member Value and Engagement
Business Growth and Economic Expansion
Talent Development
Influence and Advocate
Operational Excellence



North Fulton County Economic Development

Economic Development Initiatives, Collaborative Marketing Campaign, Economic Recovery Task Force

- The Authority and the Chamber recognize the strength and successes of collaboration and cooperation and are partners in the process of shaping North Fulton County's economic development environment and ultimately, its quality of life.
- Collaborate with City, County & State Partners on Business Recruitment, Retention and Expansion Projects to create jobs and capital investments.
- The Chamber and DAFC shall collaborate for marketing and branding North Fulton County as a pro-business destination.
- Facilitate monthly meetings with North Fulton Economic Development Partners.
- GNFC will implement a collaborative Regional Marketing Campaign placing advertorials in Georgia Trend Annual Business Georgia Issue, Atlanta Business Chronicle North Fulton Market Report, Bisnow North Fulton Outlook and Business Radio X.
- Economic Recovery Task Force - In response to the recent pandemic, GNFC created the North Fulton Economic Recovery Task Force to provide leadership and resources for area businesses including Workforce/Unemployment, Small Business/Entrepreneurism, Cash Flow/Liquidity, and Public Policy & Liability.
- GNFC serves as the Camera-Ready liaison in North Fulton and works closely with our partner cities to ensure production companies have access to the services they need.

Benefits: Logo & banner ad on GNFC Economic Development website. Collaborative marketing advertorials.

Requested Investment: \$30,000

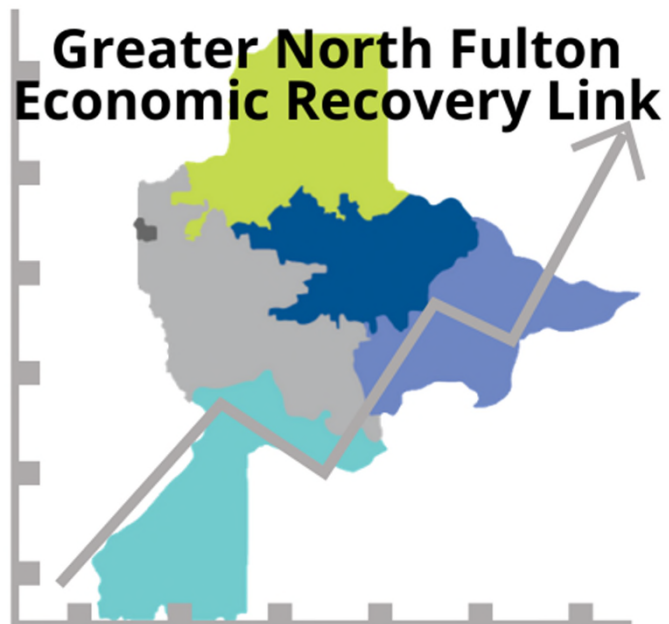


Business Retention and Expansion

Strong partnerships with Economic Development professionals across the region ensure a cooperative approach to understanding business needs and responding collaboratively and accordingly.



Economic Recovery Task Force Initiatives



- Cash Flow and Liquidity
- Public Policy and Liability
- Entrepreneur and Small Business
- Workforce and Unemployment
- Chamber Tomorrow

Response and Recovery tools open to ALL businesses in North Fulton, not just members.

Collaborative Regional Marketing

GeorgiaTrend

The Magazine Of Georgia Business, Politics & Economic Development Since 1985

GEORGIA TREND

**BUSINESS
RADIO X**

BUSINESS RADIO X

BISNOW
(ALMOST) NEVER BORING

BISNOW

**ATLANTA
BUSINESS
CHRONICLE**

ATLANTA BUSINESS CHRONICLE


**GREATER
NORTH
FULTON
CHAMBER**

NorthFultonJobs.com

Businesses locate near high quality talent.



The Greater North Fulton Chamber is the only regional Chamber in North Fulton and serves as the recognized leader for business growth, talent development and regional prosperity. The Chamber launched NorthFultonJobs.com as a workforce development initiative connecting jobs and talent in North Fulton.

North Fulton Jobs offers an avenue to promote current positions open for hire. The Chamber is dedicated to regional prosperity, which includes securing high-quality talent for all business types in North Fulton. The Chamber is making it easy for businesses to post their open positions or internships to find the best candidates right here in North Fulton.

NorthFultonJobs.com currently has over 100 open positions available for interested jobseekers. Our region's businesses, workers and families will thrive when we unlock the potential of everyone in North Fulton to succeed. Finding a job is not easy. NorthFultonJobs.com is here to help.

Benefits: Naming Sponsorship, logo on dedicated website page, weekly recognition in Chamberlink e-newsletter, logo recognition on all brochures and marketing collateral.

Requested Investment: \$10,000



2021 Leadership North Fulton



The Program

Leadership North Fulton (LNF), has been the region's signature leadership development program for more than 30 years. Each year, graduating participants join the ranks of more than 500 LNF alumni and continue to invest in our communities through their time and talent.

The Purpose

Pillars of the program include promoting community awareness, instilling civic responsibility, and building relationships. Participants engage civic leaders through program class days, and many alumni have gone on to serve on community non-profit boards or as elected officials. The relationships that are forged through participation and investment in LNF by business and nonprofit partners continue to affirm the program's foundational role in community leadership development.

The Project

LNF service projects continue to impact the region in a lasting way. Notable examples include the founding of The Drake House in 2004 and the Emerging Leaders Youth Program in 2009, as well as the establishment of The Drake House Young Professionals Advisory Council in 2017.

Benefits: One Registration for DAFC / Select Fulton and logo on marketing collateral

Requested Investment: \$10,000



FY21 Proposal for Program Funding

Greater North Fulton Chamber		
FY21 Program Funded Projects	Amount	Description
Economic Development Initiatives	\$ 30,000	Economic Development Initiatives, Collaborative Marketing, Economic Recovery Task Force
NorthFultonJobs.com	\$ 10,000	Workforce Development Initiative Connecting Jobs and Talent in North Fulton
Leadership North Fulton	\$ 10,000	8 Month Leadership Program (October 2021 - May 2022)
Total	\$ 50,000	



Total Funding Request Amount: \$50,000

Thank you for your consideration of this funding request.

Please Contact:
Kali Boatright
President & CEO
Greater North Fulton Chamber
kboatright@gnfcc.com
(770) 993-8806

