

**AGENDA**  
**Development Authority of Fulton County**  
**(AGENDA SUBJECT TO CHANGE)**  
**REGULAR MONTHLY MEETING**  
**Tuesday, September 28, 2021**

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)).

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\\_ioE57NSTQM6non\\_s8P5UtQ](https://us02web.zoom.us/webinar/register/WN_ioE57NSTQM6non_s8P5UtQ) 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: 878 3738 4625) and pressing # when prompted.

1. **INVOCATION**
2. **CALL TO ORDER: MR. MICHEL M. TURPEAU, CHAIRMAN**
3. **ROLL CALL, COVID-19 UPDATE, AND GROUND RULES: CHAIRMAN TURPEAU**
4. **MINUTES: AUGUST 24, 2021 AND SEPTEMBER 3, 2021**
5. **APPROVAL OF MEETING AGENDA**
6. **PUBLIC COMMENT**
7. **OLD BUSINESS:**

Assignment of Westside Village Atlanta, LLC, Series 2018-A and Series 2018-B Projects  
To Stockbridge 2250 and 2260 Marietta Blvd LLC,

Address: 2260 Marietta Boulevard NW and 0 Dunseath Avenue, Atlanta, Georgia for Series 2018-A  
And 2250 Marietta Boulevard NW, Atlanta, Georgia for Series 2018-B

8. **NEW BUSINESS:**

Letter of Inducement for Heritage Station Senior LLC  
\$23,000,000

Address: 765 McDaniel Street SW, Atlanta, Georgia

Letter of Inducement for Heritage Station Family LLC  
\$35,000,000

Address: 765 McDaniel Street SW, Atlanta, Georgia

Letter of Inducement for Trinity School, Inc.  
\$22,000,000

Address: 4301 Northside Parkway NW, Atlanta, Georgia

9. **ITEMS FOR DISCUSSION/APPROVAL:**
  - Election of Treasurer
  - Update from the Interim Executive Director
10. **REPORTS AND PRESENTATIONS:**
  - Executive Committee
  - Financial Review/Audit Sub-Committee
  - Strategic Initiative Committee
  - MFBE Committee

**11. EXECUTIVE SESSION (IF NEEDED)**

**12. NEXT MEETING:**

**Regular Monthly Meeting – Tuesday, October 26, 2021**

**13. ADJOURN**



**WESTSIDE VILLAGE ATLANTA, LLC  
(PARCELS A AND B)/  
STOCKBRIDGE 2250 AND  
2260 MARIETTA BLVD, LLC  
ASSIGNMENT  
FACT SHEET**

*9/28/2021*

- Purpose:** Assignment of the Westside Village Atlanta, LLC (Parcel A) Project (“Parcel A Project”) and the Westside Village Atlanta, LLC (Parcel B) Project (“Parcel B Project,” and together with Parcel A Project, the “Projects”) to Stockbridge 2250 and 2260 Marietta Blvd, LLC (collectively, the “Assignment”)
- Assignor/Assignee:** Westside Village Atlanta, LLC (“Assignor”)/Stockbridge 2250 and 2260 Marietta Blvd, LLC, or an affiliate thereof (the “Assignee”)
- Location:** Parcel A Project: 2260 Marietta Boulevard NW and 0 Dunseath Avenue, Atlanta, Georgia  
Parcel B Project: 2250 Marietta Boulevard NW, Atlanta, Georgia
- Estimated Closing Date:** 4th Quarter 2021
- Description:**
- Assignee is seeking to enter into an agreement to acquire the leasehold interests in the Projects (including, without limitation, the respective bond leases and related bond documents pertaining to such operations) from Assignor.
- Economic Benefits:**
- The Assignment will benefit Fulton County due to the industry experience and expertise of Assignee:
    - Assignee is a special purpose entity and affiliate of Stockbridge Capital Group (“Stockbridge”).
    - Stockbridge is a real estate investment management firm with over \$21.7 billion in assets under management, including 3.3 million square feet of commercial space and 1,387 units of multifamily property in the Atlanta area.



**HERITAGE STATION SENIOR LLC  
BOND INDUCEMENT RESOLUTION  
FACT SHEET**

*09/28/2021*

<b>Purpose:</b>	Issuance of federally tax-exempt and taxable bonds for direct sale to an institutional purchaser
<b>Applicant:</b>	Heritage Station Senior LLC, a 501(c)(3) entity formed to provide and preserve affordable workforce housing
<b>Location:</b>	765 McDaniel Street SW, Atlanta, GA 30310
<b>Investment amount:</b>	Not to Exceed \$23,000,000
<b>Estimated closing date:</b>	4th Quarter 2021
<b>Description:</b>	<ul style="list-style-type: none"><li>• Acquisition and preservation of the affordable/workforce housing facility known as Heritage Station Senior Apartments, including approximately 150 affordable/workforce housing units for seniors and resident amenities such as gated access, a swimming pool, laundry facilities and other amenities.</li><li>• Retains approximately 2 full time jobs.</li></ul>
<b>Economic benefits:</b>	Federally tax-exempt and taxable 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.



**HERITAGE STATION FAMILY LLC  
BOND INDUCEMENT RESOLUTION  
FACT SHEET**

*09/28/2021*

<b>Purpose:</b>	Issuance of federally tax-exempt and taxable bonds for direct sale to an institutional purchaser
<b>Applicant:</b>	Heritage Station Family LLC, a 501(c)(3) entity formed to provide and preserve affordable workforce housing
<b>Location:</b>	765 McDaniel Street SW, Atlanta, GA 30310
<b>Investment amount:</b>	Not to Exceed \$35,000,000
<b>Estimated closing date:</b>	4th Quarter 2021
<b>Description:</b>	<ul style="list-style-type: none"><li>• Acquisition and preservation of the affordable/workforce housing facility known as Heritage Station Family Apartments, including approximately 220 affordable/workforce housing units and resident amenities such as gated access, a swimming pool, laundry facilities and other amenities.</li><li>• Retains approximately 6 full time jobs.</li></ul>
<b>Economic benefits:</b>	Federally tax-exempt and taxable 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.



**TRINITY SCHOOL, INC.  
INDUCEMENT RESOLUTION  
FACT SHEET**

*09/28/2021*

<b>Purpose:</b>	Tax-exempt bond to be privately placed
<b>Applicant:</b>	Trinity School, Inc. (the “School”)
<b>Location:</b>	4301 Northside Parkway, NW, Atlanta, Georgia
<b>Investment amount:</b>	Not to Exceed \$22,000,000
<b>Estimated closing date:</b>	4 <sup>th</sup> Quarter 2021
<b>Description:</b>	<ul style="list-style-type: none"><li>• Refunding the Series 2000A, Series 2000B, Series 2001A and Series 2001B Bonds previously issued by the DAFC.</li><li>• Financing or refinancing improvements to the School campus, including, but not limited to, an outdoor learning center, playground enhancements, multi-use recreation center, dining hall and classroom renovations.</li><li>• Paying costs of issuance for the Series 2021 Bonds.</li><li>• Retention of approximately 153 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.