PRELIMINARY AGENDA
Development Authority of Fulton County
(AGENDA SUBJECT TO CHANGE)
REGULAR MEETING
VIRTUAL ONLY
Tuesday, July 28, 2026
2:00 p.m.

This public meeting will be conducted via Zoom teleconference/videoconference in accordance with O.C.G.A. Section 50-14-1(h).

We invite the public to participate via Zoom, which can be accessed by joining https://us02web.zoom.us/j/82296477963?pwd=JFbscDbW0ab8v4HbogfbUBDWbmIbbO.1 or dialing 1-646-931-3860 (Webinar ID: 822 9647 7963; Passcode: 787752). For any technical difficulties, please contact info@dafc.us.

A. INVOCATION
B. CALL TO ORDER: MR. KWANZA HALL, CHAIRMAN
C. ROLL CALL: CHAIRMAN HALL
D. MINUTES: JUNE 23, 2026
E. APPROVAL OF MEETING AGENDA
F. PUBLIC COMMENT
G. OLD BUSINESS:

G.1. Supplemental Bond Resolution for Delowe Village, LP
Address: 2380 Delowe Drive, East Point, Georgia

G.2. Assignment (Second) of Generation Atlanta, LLC Project from Centennial Olympic 336 Property, LP to LMGENATLDT LLC, or an affiliate thereof
Address: 369 Centennial Olympic Park Dr NW, Atlanta, Georgia

G.3. Final Bond Resolution for Huber Street Apartments Owner, LLC (Induced as WP South Acquisitions, L.L.C.)
$75,000,000
Address: 1593 Huber Street NW, Atlanta, Georgia

H. NEW BUSINESS:

H.1. Letter of Inducement for Post Consumer Brands, LLC
$35,000,000
Address: 4955 Oakley Industrial Boulevard, Fairburn, Georgia

H.2. Master C-PACER Resolution for Chattahoochee Hills Series
$38,000,000

I. ITEMS FOR DISCUSSION/APPROVAL:

I.1. Updates from Executive Director

J. EXECUTIVE SESSION
K. NEXT MEETING:

K.1. Regular Meeting, Tuesday, August 25, 2026 at 2:00 p.m.

L. ADJOURN

DELOWE VILLAGE, LP
SUPPLEMENTAL BOND RESOLUTION
FACT SHEET

07/28/2026

Purpose:	Issuance of federally tax-exempt bonds to pair with 4% Low-Income Housing Tax Credit (LIHTC) allocation
Applicant:	Delowe Village, LP, or an affiliate thereof ("Delowe Village")
Location:	2380 Delowe Drive, East Point, Georgia
Investment amount:	Not to Exceed $17,000,000
Estimated closing date:	3rd Quarter 2026
Description:	• Federally tax-exempt bonds to be issued for the purposes of financing the redevelopment of an existing affordable housing facility, including (i) the redevelopment of the existing 64 affordable housing units; (ii) the development of approximately 32 new affordable housing units; (iii) the development of approximately 4,000 square feet of amenity space, including but not limited to a community room, multi-purpose kids' room, fitness center, laundry center, leasing and maintenance; and (iv) the development of outdoor amenities, including a playground, outdoor gazebo, raised beds for gardening and walking trails with benches. • Creation of approximately 200 construction jobs and 2 full time jobs and retention of approximately 6 full time jobs.
Economic benefits:	The transaction with Develop Fulton involves the issuance of federally tax-exempt revenue bonds and the lending of the proceeds from the sale thereof to Delowe Village with no impact on property taxes. Develop Fulton will simply act as a conduit issuer with no potential liability being imposed on Fulton County or Develop Fulton.

CENTENNIAL OLYMPIC 336 PROPERTY, LP/
LMGENATLDT LLC
ASSIGNMENT
FACT SHEET

07/28/2026

Purpose:	Assignment (Second) of the Generation Atlanta, LLC Project (the "Generation Atlanta Project") from Centennial Olympic 336 Property, LP to LMGENATLDT LLC, or an affiliate thereof (the "Assignment")
Assignor/Assignee:	Centennial Olympic 336 Property, LP, acting by and through its duly appointed agent and attorney in fact GENERATIONS PROPERTY OWNER, LLC, a Delaware limited liability company ("Assignor")/ LMGENATLDT LLC, or an affiliate thereof ("Assignee"), an affiliate of Saratoga Capital Partners and ML Property Group
Location:	369 Centennial Olympic Park Drive NW, Atlanta, Georgia
Estimated Closing Date:	3rd Quarter 2026
Description:	• Assignee is seeking to enter into an agreement to acquire the leasehold interest in the Generation Atlanta Project (including, without limitation, the bond lease and related bond documents pertaining to such operation) from Assignor.
Economic Benefits:	• The Assignment will benefit Fulton County due to the industry experience and expertise of Saratoga Capital Partners and ML Property Group: o Saratoga Capital Partners is a fully integrated real estate company that owns and operates approximately 4,800 units across 27 properties throughout the Southeast. Saratoga Capital Partners has been deeply committed to investing in Atlanta since 2014 and operates 2,131 units in the State, with the majority concentrated in the Atlanta MSA. o ML Property Group is a highly experienced in-house management company that will serve as the property manager of the Generation Atlanta Project. ML Property Group employs over 150 dedicated professionals who bring expertise across all disciplines of property and asset management.

DEVELOP FULTON

PROJECT ALTA WEST MIDTOWN/ HUBER STREET APARTMENTS OWNER, LLC
BOND RESOLUTION
FACT SHEET

July 28, 2026

Purpose: To approve an incentive supporting the development of the Alta West Midtown multi-unit apartment complex within the Atlanta Beltline Overlay District. Located at 1593 Huber Street NW, the proposed development would transform an underutilized tire facility into a 247-unit apartment complex with parking, green space, affordable housing units, and new storm drain facilities. The development is expected to generate approximately 245 jobs. The Applicant seeks to support lower rental rates and be a strong partner with Fulton County and the City of Atlanta, particularly in alignment with the Atlanta Beltline, in hopes of enhancing neighborhood connectivity through a thoughtfully designed, aesthetically appealing, and structurally sound development.

Project Owner: HUBER STREET APARTMENTS OWNER, LLC (INDUCED AS WP SOUTH ACQUISITIONS, L.L.C.)

Location /Taxing Jurisdictions: Fulton County/ Atlanta Public Schools/ City of Atlanta

Investment: $75,000,000

Estimated Closing Date: 4th Quarter 2026

Description: WP South Acquisitions, L.L.C., an affiliate of Wood Partners, controls Project Alta West Midtown by virtue of a purchase and sale agreement, which agreement is conditioned upon WP South Acquisition's receipt of assistance from Develop Fulton. WP South Acquisition seeks to develop a $75 million, 247-unit multi-family apartment complex located at 1593 Huber Street NW within the Atlanta Beltline Overlay District. The Project would transform an underutilized tire recycling facility into a modern residential community featuring parking, green space, and amenities, which would include 38 affordable housing units for households earning at or below 80% AMI. The unit mix is expected to include studio apartments: 21 market-rate and 4 affordable studio apartments: 122 market-rate and 22 affordable one-bedroom apartments: 62 market-rate and 11 affordable two-bedroom apartments; and 4 market-rate and 1 affordable three-bedroom apartments. Construction is expected to begin in 2026. The Project is expected to generate approximately 245 jobs, including 20 new full-time contract and service positions, 25 part-time jobs, and 200 temporary construction jobs, while significantly increasing the site's taxable value from approximately $1.8 million to an estimated FMV of $75 million. In addition to expanding attainable and affordable housing options, the Project would enhance neighborhood connectivity through pedestrian-friendly infrastructure, streetscape improvements, new green space, and stormwater infrastructure upgrades benefiting the surrounding community.

Economic Benefits:

- Capital Investment of $75,000,000
- Project Alta West Midtown plans to create 245 new permanent, part-time, and temporary construction jobs.

	• Overall economic impact of approximately $986 million for the capital investment of $75,000,000[1]
Annual tax before investment:	$31,174
Estimated tax anticipated from investment in year 1 after completion during incentive period:	$702,952
Estimated tax anticipated over 10 years during incentive period:	$10,150,919
Estimated tax savings over 10 years during incentive period:	$3,857,511

[1] *Estimated using IMPLAN model of Fulton County*

POST CONSUMER BRANDS, POST CONSUMER BRANDS, LLC
BOND INDUCEMENT RESOLUTION
FACT SHEET

July 28, 2026

Purpose:	To approve an incentive supporting the expansion of Post Consumer Brands' existing warehouse and distribution facility, consisting of an approximately 300,000+ square-foot addition to the current 700,000 square-foot facility. Through this expansion, the Applicant seeks to consolidate and expand its warehousing and distribution operations for its breakfast cereal and pet food products. The proposed incentive would be limited to the expansion only and would not apply to the existing facility.
Project Owner:	Post Consumer Brands, LLC (the "Applicant" or the "Company")
Location /Taxing Jurisdictions:	4955 Oakley Industrial Boulevard, Fairburn, Georgia Fulton County/ Fulton Schools/ City of Fairburn/ Oakley CID
Investment:	$31,990,000
Estimated Closing Date:	3rd Quarter 2026
Description:	The Post Consumer Brands Expansion would involve an approximately 301,320 square-foot addition to the Applicant's existing 700,000 square-foot warehouse and distribution facility. The Development Authority of Fulton County previously supported the development of the existing facility through the issuance of its Taxable Revenue Bonds (First Industrial Project), Series 2018. The Expansion would support the consolidation and growth of the Company's breakfast cereal and pet food distribution operations into a single, more efficient Southeast hub, improving logistics, reducing transportation costs, and enhancing inventory management through a unified warehouse system. The project is driven by the Company's need to scale operations following its acquisition of a portion of the J.M. Smucker Co. pet food business. Construction would be anticipated to begin in Q4 2026, with operations expected to commence by Q3 2027, contingent upon incentive approval. The expansion would be expected to retain 64 existing jobs and create approximately 35 new full-time positions. The project would also create approximately 100 temporary construction jobs and support continued growth within Fulton County's industrial and logistics sector. While the Applicant is evaluating alternative locations in North and South Carolina, targeted assistance would help maintain Fulton County's competitiveness and support the continued operation and expansion of a major industrial employer within Fulton County.
Economic Benefits:	• Capital Investment of $31,990,000 • The Company plans to create 35 new permanent jobs, retain 64 jobs and create 100 temporary construction jobs • Overall economic impact of approximately $182.6 million for the capital investment of $31,990,000[1]
Annual tax before investment:	$14,290
Estimated tax anticipated from investment in year 1 after completion during incentive period:	$246,605
Estimated tax anticipated over 10 years during incentive period:	$3,545,351

[1] *Estimated using IMPLAN model of Fulton County*

Estimated tax savings over 10 years during incentive period:	$1,347,461