

**DEVELOPMENT AUTHORITY OF FULTON COUNTY  
SPECIAL CALL MEETING HELD ON  
FRIDAY, JUNE 7, 2024 AT 10:00 A.M.  
IN THE SUITE 2052 (PEACHTREE LEVEL) CONFERENCE ROOM  
FULTON COUNTY GOVERNMENT CENTER BUILDING  
AND VIA ZOOM VIDEOCONFERENCE/TELECONFERENCE**

**MINUTES**

The meeting was conducted in-person and via Zoom teleconference/videoconference in accordance with O.C.G.A. Section 50-14-1(h).

Present were the following Members of the Authority:

Mr. Brandon Beach – Chairman  
Mr. Kwanza Hall – Vice Chairman  
Mayor Mike Bodker – Treasurer  
Mr. Kyle Lamont – Secretary  
Ms. Erica Long – Board Member  
Dr. Mike Looney – Board Member  
Mr. Alvin Kendall – Board Member

Members absent:

Ms. Laura Kurlander-Nagel – Board Member  
Ms. Pinky Cole – Board Member

Also present were Ms. Sarah-Elizabeth Langford, Executive Director of the Authority, Ms. Sandy Zayac, Ms. Lauren Daniels and Ms. Ansly P. Moyer, attorneys for the Authority, and Ms. Marva Bryan, Ms. Doris Coleman, and Ms. Daniella Sandino, staff of the Authority.

Chairman Beach gave the invocation and called the meeting to order at approximately 10:07 a.m.

**RECOGNITION OF VISITORS:** Also present were Mr. Jim Stevens of On-Call Accounting and Mr. Zach Hansen of The Atlanta Journal-Constitution.

**MINUTES:** The minutes from the Special Call Meeting held on May 16, 2024 were presented to the Authority for approval. Upon a motion made by Mayor Bodker, which was seconded by Vice Chairman Hall, the Authority approved the minutes as presented, with the exception of Dr. Looney and Mr. Kendall who were absent for the vote.

**APPROVAL OF MEETING AGENDA:** Upon a motion made by Vice Chairman Hall, which was seconded by Secretary Lamont, the Authority unanimously approved the meeting agenda as presented, with the exception of Dr. Looney and Mr. Kendall who were absent for the vote.

**PUBLIC COMMENTS:** Chairman Beach announced that the Authority's staff had received no public comments in advance of the meeting.

**OLD BUSINESS:**

**Assignment of SCP Hapeville Owner, LLC Project to CRP/Penler Signal Hapeville Owner, L.L.C., or an affiliate thereof.**

Ms. Allison Dyer of Holland & Knight LLP, Mr. John Long and Mr. Joe Egan of South City Partners, and Mr. Graham Carpenter of Penler appeared in connection with the request to approve the assignment of the SCP Hapeville Owner, LLC Project to CRP/Penler Signal Hapeville Owner, L.L.C., or an affiliate thereof. 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 Secretary Lamont, the Authority approved the assignment to CRP/Penler Signal Hapeville Owner, L.L.C., or an affiliate thereof, with the exception of Dr. Looney and Mr. Kendall who were absent for the vote.

#### NEW BUSINESS:

Letter of Inducement for PBS 329, LLC. Mr. Jim Woodward of Gray Pannell & Woodward LLP, Mr. Bobby Patel of Nexera Capital, and Mr. Sam Patel of Emerge Hospitality Group appeared in connection with the request to approve a letter of inducement for the issuance of up to \$53,669,949 in taxable revenue bonds to finance the acquisition and construction of a hotel project that would include approximately 10 stories, 183 rooms and three food and beverage outlets to be located at 329 Marietta Street N.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 Vice Chairman Hall, which was seconded by Ms. Long, the Authority approved the letter of inducement for PBS 329, LLC, with the exception of Dr. Looney and Mayor Bodker who voted no.

#### ITEMS FOR DISCUSSION/APPROVAL:

SeongNam Industry Promotion Agency Memorandum of Understanding. Vice Chairman Hall presented a Memorandum of Understanding with SeongNam Industry Promotion Agency for approval. Upon a motion made by Mayor Bodker, which was seconded by Dr. Looney, the Authority approved the Memorandum of Understanding with SeongNam Industry Promotion Agency.

#### REPORTS AND PRESENTATIONS:

Update from the Executive Director. Ms. Langford stated that she would be moderating a panel at the National Association of Black County Officials upcoming event in Fulton County, and also participating in the Transportation, Infrastructure and Equity Summit from the Urban League of Greater Atlanta. She also commented on a recent productive meeting with the Atlanta Business Chronicle to discuss different initiatives of Develop Fulton, including particularly in the South Fulton region.

#### Committee Updates.

On behalf of the Executive Committee, Chairman Beach stated that the Committee had nothing to report at this time.

On behalf of the Financial Review/Audit Committee, Mayor Bodker reported on preliminary financials for May.

On behalf of the Strategic Initiative Committee, Secretary Lamont stated that the Committee had nothing to report at this time.

On behalf of the MFBE Committee, there was no report in the absence of Ms. Long.

#### NEXT MEETING:

Chairman Beach announced that the Authority's next meeting is a Regular Meeting scheduled for Tuesday, June 25, 2024 at 2:00 p.m. and 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 Vice Chairman Hall, seconded by Dr. Looney, and approved by all Members present.

There being no further business to discuss, the meeting was adjourned at approximately 10:38 a.m.

*Kyle Lamont*  
Kyle Lamont, Secretary