PRELIMINARY AGENDA
Development Authority of Fulton County
(AGENDA SUBJECT TO CHANGE)
REGULAR MEETING
VIRTUAL ONLY
Tuesday, August 25, 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: JULY 28, 2026
E. APPROVAL OF MEETING AGENDA
F. PUBLIC COMMENT
G. OLD BUSINESS:

G.1. Assignment of PPF AMLI Oak Valley Road, LLC Parcel 1 (Block B) Project to OCU RE Buckhead 2 Owner, LLC, or an affiliate thereof
Address: 3478 Lakeside Dr NE, Atlanta, Georgia

G.2. Assignment of JLB 99 West Paces Ferry LLC Series 2019A Project from JLB West Paces Phase I L.P. to HREX WP, DST, or an affiliate thereof
Address: 99 West Paces Ferry Road NW, Atlanta, Georgia

H. NEW BUSINESS:

H.1. Letter of Inducement for Prestwick Development Company, LLC
$26,500,000
Address: 3636 College Street, College Park, Georgia

I. ITEMS FOR DISCUSSION/APPROVAL:

I.1. AI Ready Georgia – Fulton County Program
I.2. Updates from Executive Director

J. EXECUTIVE SESSION
K. NEXT MEETING:

K.1. Regular Meeting, Tuesday, September 22, 2026 at 2:00 p.m.

L. ADJOURN

PPF AMLI OAK VALLEY ROAD, LLC
PARCEL 1 (BLOCK B)/
OCU RE BUCKHEAD 2 OWNER, LLC
ASSIGNMENT
FACT SHEET

08/25/2026

Purpose: Assignment of the PPF AMLI Oak Valley Road, LLC Parcel 1 (Block B) Project (the "AMLI Oak Valley Project") to OCU RE Buckhead 2 Owner, LLC, or an affiliate thereof (the "Assignment")

Assignor/Assignee: PPF AMLI Oak Valley Road, LLC ("Assignor")/ OCU RE Buckhead 2 Owner, LLC, or an affiliate thereof ("Assignee"), an affiliate of ORIX Corporation

Location: 3478 Lakeside Dr NE, Atlanta, Georgia

Estimated Closing Date: 3rd Quarter 2026

Description:

- Assignee is seeking to enter into an agreement to acquire the leasehold interest in the AMLI Oak Valley 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 ORIX Corporation:
  - ORIX Corporation is a globally diversified financial services and investment company that was founded in 1964 and has evolved into a multinational enterprise with operations spanning corporate finance, private equity, asset management, real estate, infrastructure, renewable energy, aviation, insurance, banking and environmental services. ORIX Corporation operates across North America, Europe, Asia, Australia and the Middle East and employs more than 37,000 professionals worldwide.
  - ORIX Corporation USA is the principal U.S. business platform of ORIX Corporation and a leading alternative asset manager, lender and investor focused on middle-market opportunities. ORIX Corporation USA operates through a diversified platform that provides financing, investment management and advisory solutions across commercial real estate, affordable housing, infrastructure, healthcare, corporate lending and private equity.

JLB WEST PACES PHASE I L.P./
HREX WP, DST
ASSIGNMENT
FACT SHEET

08/25/2026

Purpose:	Assignment of the JLB 99 West Paces Ferry LLC Series 2019A Project (the “2019A Project”) from JLB West Paces Phase I L.P. to HREX WP, DST, or an affiliate thereof (the “Assignment”)
Assignor/Assignee:	JLB West Paces Phase I L.P. (“Assignor”)/ HREX WP, DST, or an affiliate thereof (“Assignee”), an affiliate of and under common control with Hines Global Income Trust, Inc. (“HGIT”)
Location:	99 West Paces Ferry Road 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 2019A 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 HGIT: o HGIT is a diversified, open-end REIT that owns 186 buildings across 56 assets globally. HGIT’s board is controlled by senior Hines executives. o Hines is a leading global real estate investment manager, which owns and operates $91.7 billion of assets across property types. Hines has a 69-year history with 4,600 employees in 30 countries, has 151 developments currently underway and historically has developed, redeveloped or acquired 2,068 properties, totaling over 732 million square feet. Hines’ current property and asset management portfolio includes 837 properties, representing over 299 million square feet.

PRESTWICK DEVELOPMENT COMPANY, LLC
INDUCEMENT RESOLUTION
FACT SHEET

08/25/2026

Purpose: Issuance of federally tax-exempt bonds to pair with Low-Income Housing Tax Credit (LIHTC) allocation

Applicant: Prestwick Development Company, LLC, or an affiliate thereof (“Prestwick”)

Location: 3636 College Street, College Park, Georgia

Investment amount: Not to Exceed $26,500,000

Estimated closing date: 4th Quarter 2027

Description:

- Federally tax-exempt bonds to be issued for the purpose of financing the development of an affordable multifamily housing facility to consist of approximately six three and four-story residential buildings, including approximately 255 residential units with approximately 54 one-bedroom units, 109 two-bedroom units and 92 three-bedroom units, along with a standalone clubhouse and approximately 305 surface parking spaces, which would target households with average incomes of up to 50%, 60% and 70% of the Area Median Income.
- Creation of approximately 319 construction jobs, 9 full time jobs and 4 part 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 Prestwick. Develop Fulton will simply act as a conduit issuer with no potential liability being imposed on Fulton County or Develop Fulton.

If applicable and if the Georgia Department of Community Affairs selects the project to receive an award of private activity bond allocation, Develop Fulton will use its best efforts to assist the Prestwick to enter into an agreement by and between the Fulton County Board of Assessors, Develop Fulton and Prestwick establishing the valuation of the Prestwick’s interest in the project and negotiate an agreed upon ad valorem property tax incentive in the event that the Georgia Department of Community Affairs selects the project for an award of bond allocation, all subject to Develop Fulton’s customary process for tax incentive projects.