

**DEVELOPMENT AUTHORITY OF FULTON COUNTY  
REGULAR MEETING HELD ON  
TUESDAY, APRIL 22, 2025 AT 2:00 P.M.  
SUITE 2052 (PEACHTREE LEVEL) CONFERENCE ROOM  
FULTON COUNTY GOVERNMENT CENTER BUILDING  
VIA ZOOM VIDEOCONFERENCE/TELECONFERENCE**

**MINUTES**

The meeting was conducted 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. Kwanza Hall – Chairman  
Ms. Laura Kurlander-Nagel – Secretary  
Ms. Erica Long – Board Member  
Mr. Alvin Kendall – Board Member  
Ms. Pinky Cole – Board Member  
Mayor David Belle Isle – Board Member  
Dr. Mike Looney – Board Member

Members absent:

Mr. Kyle Lamont – Vice Chairman  
Mayor Mike Bodker – Treasurer

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

Chairman Hall gave the invocation and called the meeting to order at approximately 2:01 p.m.

**RECOGNITION OF VISITORS:** Also present were Mr. Samir Abdullahi of Select Fulton, Mr. Edward Leidelmeijer and Ms. Gracie Hogg of Commissioner Thorne's office, Ms. Maria Banjo of Commissioner Ivory's office, Mr. Jim Stevens of On-Call Accounting, Mr. Zachary Hansen of The Atlanta Journal-Constitution and Mr. Erik Burton of Profile Marketing & Public Relations, LLC.

**MINUTES:** The minutes from the Regular Meeting held on March 25, 2025 were presented to the Authority for approval. Upon a motion made by Secretary Kurlander-Nagel, which was seconded by Ms. Long, the Authority approved the minutes as presented.

**APPROVAL OF MEETING AGENDA:** Chairman Hall announced there had been an update to the bond amounts for the bond resolutions under Item H.2. of the agenda. Specifically, the bond amount for the Series 2025C Bonds has been updated to \$5,320,000 and the total bond amount of all bond resolutions for Item H.2. is updated to \$76 million. Upon a motion made by Dr. Looney, which was seconded by Ms. Long, the Authority approved the updated agenda as presented.

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

#### REBA GRANT:

REBA Grant for Duracell U.S. Operations, Inc. ("Duracell") (101 Nerem Street NW, Atlanta, Georgia). Mr. Samir Abdullahi of Select Fulton, Mr. Jeff Chesnut of Seyfarth Shaw LLP, and Dr. Karen Iveson of Duracell appeared in connection with the request to approve a REBA Grant award in the amount of \$1,000,000 to offset the cost of machinery and equipment in connection with relocating Duracell's Global Research and Development Headquarters. Duracell expects the project would result in the addition of approximately 110 new jobs with an average wage of \$120,000, plus benefits, and would involve a private investment of approximately \$56,459,120. Mr. Abdullahi confirmed the location of the project would be Science Square, and highlighted the importance of having a major research and development project, with knowledge-based jobs, in Atlanta. He noted the \$31.5 million to be approved under agenda item H.1. relates to equipment only, but that the investment would also include tenant improvements and would be significant relative to other office projects. Dr. Iveson confirmed the company is deep into architectural plans, and is having a lot of success with moving workforce to Atlanta. Duracell would also be recruiting for positions. The target date to move is August 2026. 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 Belle Isle, which was seconded by Secretary Kurlander-Nagel, the Authority approved the REBA Grant for Duracell.

#### OLD BUSINESS:

Bond Resolution for Duracell U.S. Operations, Inc. ("Duracell") (Induced as Project Phoenix) (Address: 101 Nerem Street NW, Atlanta, Georgia). Mr. Samir Abdullahi of Select Fulton, Mr. Jeff Chesnut of Seyfarth Shaw LLP, and Ms. Karen Iveson of Duracell reappeared in connection with the request to approve a bond resolution for the issuance of up to \$31,500,000 in taxable revenue bonds to establish and equip a state-of-the-art global innovation center to foster cutting edge research and development in Midtown Atlanta, serving Duracell exclusively. The bond resolution request is for equipment only. 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. Looney, which was seconded by Secretary Kurlander-Nagel, the Authority approved the bond resolution for Duracell.

Bond Resolution for 840 Woodrow Apartments Owner, LLC (Induced as Woodfield Acquisitions, LLC) (Address: Woodrow Street SW, Atlanta, Georgia). Mr. Cesar Mitchell, Ms. Anamaria Meanes and Ms. Karen Jordan of Dentons US LLP, Mr. Patrick Kassin of Woodfield Development LLC and Mr. Joe Martinez of Vida Companies appeared in connection with the request to approve five separate bond resolutions for the issuance of an aggregate \$76,000,000 in taxable revenue bonds to finance the development of a mixed-use economic development opportunity to be located at 840 Woodrow Street SW in the City of Atlanta. More specifically, (i) the Series 2025A Bonds would be issued in an amount not to exceed \$58,520,000 for the residential portion consisting of approximately 300 multifamily units; (ii) the Series 2025B Bonds would be issued in an amount not to exceed \$7,600,000 for the residential portion consisting of approximately 26 rental townhome units; (iii) the Series 2025C Bonds would be issued in an amount not to exceed \$5,320,000 for the retail portion consisting of approximately 21,853 square feet of retail space; (iv) the Series 2025D Bonds would be issued in an amount not to exceed \$2,280,000 for the retail portion consisting of approximately 7,280 square feet of retail space; and (v) the Series 2025E Bonds would be issued in an amount not to exceed \$2,280,000 for the retail portion consisting of approximately 7,735 square feet of retail space. Ms. Meanes presented the highlights of the project, including its location on a BeltLine spur and its affordable units, with 20% of the units being set aside for households earning at or below 80% of AMI, including 5% of the units that would accept vouchers and be available to households earning between 30% and 50% of AMI. She also noted the project expects to create 42 permanent jobs and 500 construction jobs. Additional details are described in the Fact Sheet included as part of this item posted on the Authority's website. Upon a motion made by Secretary Kurlander-Nagel, which was seconded by Ms. Long, the Authority approved the five bond resolutions for 840 Woodrow Apartments Owner, LLC.

NEW BUSINESS: None.

ITEMS FOR DISCUSSION/APPROVAL: None.

NEXT MEETING:

Chairman Hall announced that the Authority's next Regular Meeting would be scheduled for Tuesday, May 20, 2025 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 Secretary Kurlander-Nagel, seconded by Ms. Long, and approved by all Members present, with the exception of Mr. Kendall who was absent from the vote.

There being no further business to discuss, the meeting was adjourned at approximately 2:25 p.m.

Laura Kurlander-Nagel  
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Laura Kurlander-Nagel, Secretary