

**DEVELOPMENT AUTHORITY OF FULTON COUNTY  
REGULAR MEETING HELD ON  
TUESDAY, JULY 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  
Mr. Kyle Lamont – Vice Chairman  
Ms. Laura Kurlander-Nagel – Secretary  
Ms. Erica Long – Board Member  
Mr. Alvin Kendall – Board Member  
Dr. Mike Looney – Board Member  
Ms. Pinky Cole – Board Member  
Mayor David Belle Isle – Board Member  
Ms. Lynne Riley – Board Member

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.

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

**RECOGNITION OF VISITORS:** Also present were Commissioner Bridget Thorne, Commissioner Dana Barrett, Ms. Maria Banjo of Commissioner Ivory's office, Mr. Samir Abdullahi of Select Fulton, Mr. Jim Stevens of On-Call Accounting, Mr. Zachary Hansen of The Atlanta Journal-Constitution, Mr. Erik Burton of Profile Marketing & Public Relations, LLC, Ms. Jennifer Pasley, Mr. Ron Harber and Ms. Cheryl Turner.

**MINUTES:** The minutes from the Special Call Meeting held on June 26, 2025 were presented to the Authority for approval. Upon a motion made by Secretary Kurlander-Nagel, which was seconded by Vice Chairman Lamont, the Authority approved the minutes as presented, with the exception of Dr. Looney and Ms. Cole who were absent from the vote.

**APPROVAL OF MEETING AGENDA:** Upon a motion made by Vice Chairman Lamont, as seconded by Ms. Long, the Authority approved the meeting agenda as presented, with the exception of Dr. Looney and Ms. Cole who were absent from the vote.

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

**NEW BUSINESS:**

Letter of Inducement for Project Sasquatch. Mr. Samir Abdullahi of Select Fulton, Ms. Caroline Loftin of Murray Barnes Finister LLP, and Ms. Rita Williams of Zaino Hall & Farrin LLC appeared in connection with the request to approve a letter of inducement for the issuance of up to \$250,000,000 in taxable revenue bonds to finance building upgrades and new advanced manufacturing equipment for a to-be-named company (the “Company”), a globally recognized manufacturer of durable, energy-efficient building products. The Company is evaluating its facility in the South Fulton Region as one of several sites for a major business initiative. More specific details are described in the Fact Sheet included as part of this item posted on the Authority’s website. Mr. Abdullahi spoke on behalf of this competitive state supported project, and stated it was for the benefit of a longstanding company in the South Fulton Region. The Company has a national footprint and is currently evaluating multiple sites. If selected, the South Fulton Region would see a \$250 million investment, mostly in advanced manufacturing equipment, to modernize the existing facility and also upgrades to the existing building and utilities. The project is expected to retain 245 existing jobs, add 50 new jobs and retrain its workforce on the new equipment. Mr. Abdullahi confirmed these would be high paying jobs in advanced manufacturing, and that the Company would return to the Authority for a final bond resolution where the Company name, location and additional details on investment and jobs would be provided prior to the final approval. Mr. Abdullahi commented on the success of recent confidential projects in Fulton County that used confidential code names at this early stage of approval, including Boston Scientific and Duracell. In response to questions from the Authority, Ms. Loftin stated that no property currently on the tax roll would be removed and that the Company currently owns the land. Ms. Loftin further stated that the decision of the Authority on the inducement presented would be critical to moving forward and that the current expectation is to return to the Authority in a few months with a final bond resolution.

Upon a motion made by Secretary Kurlander-Nagel, which was seconded by Ms. Riley, the Authority approved the letter of inducement for Project Sasquatch.

Letter of Inducement for Elmington Affordable, LLC, or an affiliate thereof (“Elmington Affordable”). Mr. David Williams of Butler Snow LLP, and Mr. Joe Horowitz and Mr. Anthony Albanese of Elmington Affordable appeared in connection with the request to approve a letter of inducement for the issuance of up to \$40,000,000 in federally tax-exempt bonds to finance the construction of an approximately 200 unit multifamily development, which would target families with average incomes at or below 60% of the Area Median Income, to be located at 3940 Flat Shoals Road, Union City, Georgia. More specific details are described in the Fact Sheet included as part of this item posted on the Authority’s website. Mr. Williams confirmed that the request before the Authority was an inducement for tax-exempt revenue bonds, which would provide funds for a new construction workforce affordable housing project and which would not be an obligation of the Authority or Fulton County. Mr. Albanese presented an overview of the company, and stated that they operate in 14 states and have delivered approximately 10,000 units in the southeast over the last 14 years. He highlighted the location of the project, located at Flat Shoals in Union City, and reviewed the amenities that would be available. He stated that they were looking to support the workforce in Union City and the South Fulton Region, with rents expected in the \$1,200 to \$1,840 range. The investment would be approximately \$76 million with \$40 million in hard costs. The project expects to create approximately 500 construction jobs and 6 full time jobs. The project requires an inducement approval in order to complete its application for allocation to DCA in October, and would look to close and construct during the third quarter of 2026. Mayor Belle Isle asked if the inducement were denied if the project would be completed anyway, and Mr. Albanese responded it would not. In response to additional questions, Mr. Albanese stated that rezoning is currently underway. The company has met with city staff and submitted the application but there has not yet been a full vote. Upon a motion made by Vice Chairman Lamont, which was seconded by Mr. Kendall, the Authority approved the letter of inducement for Elmington Affordable, with the exception of Dr. Looney who was absent for the vote and of Mayor Belle Isle who voted no.

#### OLD BUSINESS:

Assignment of 1246 Allene Owner, LP Project to JWCM Vivian, DST, or an affiliate thereof. Ms. Cait Haygood and Ms. Amber Pelot of Alston & Bird LLP, Mr. Kevin Symcox of RangeWater Real Estate, LLC, Mr. Samuel Jesselson of JW Capital Management, and Mr. Jacob Okun of Szenberg & Okun PLLC appeared in connection with the request to approve the assignment of the 1246 Allene Owner, LP Project to JWCM Vivian, DST, 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. Ms. Haygood presented an update on the project known as The Vivian, which was previously an abandoned property and formerly used for battery storage. The \$55 million project is now completed, with 325 units including 49 affordable units, and job and investment goals were exceeded. Mr. Symcox presented additional project details. Vice Chairman Lamont inquired about the commitment to affordable housing, and Ms. Pelot confirmed that the LURA recorded on the property will expire in 2043. Ms. Long asked about school-aged children living at the project and Mr. Symcox responded that there are not many but the pool is getting some use during the summer by families. Upon a motion made by Mr. Kendall, which was seconded by Ms. Long, the Authority approved the assignment to JWCM Vivian, DST, or an affiliate thereof, with the exception of Dr. Looney who was absent for the vote.

Assignment (Second) of Hunter Road Investors LLC Project from Fund XII South Fulton Logistics, LLC to BAL Hunter Road Industrial Owner LLC. Ms. Christina Braisted of Troutman Pepper Hamilton Sanders LLP, Ms. Cindy Jackson of Taylor & Mathis, and Mr. William Balch of Link Logistics appeared in connection with the request to approve the assignment of the Hunter Road Investors LLC Project from Fund XII South Fulton Logistics, LLC to BAL Hunter Road Industrial Owner LLC. More specific details are described in the Fact Sheet included as part of this item posted on the Authority's website. Ms. Braisted confirmed the bond resolution for this project was originally adopted in 2018, and the original developer had a \$14 million budget and created 125 jobs and 150 construction jobs. Construction was completed in 2019 and the project currently employs 10-12 persons. BDK has been a tenant since 2021 and employs 8-10 people. Link Logistics has a significant presence in Atlanta, including 60 employees in the Atlanta office. Mr. Balch confirmed the intent of the purchaser to operate the project as it is currently leased. Upon a motion made by Secretary Kurlander-Nagel, which was seconded by Mr. Kendall, the Authority approved the assignment to BAL Hunter Road Industrial Owner LLC, with the exception of Dr. Looney and Ms. Cole who were absent for the vote.

Election of Treasurer. Chairman Hall opened the floor for nominations for the position of Treasurer. Secretary Kurlander-Nagel nominated Ms. Long, which nomination was seconded by Mr. Kendall. Ms. Long accepted the nomination, and there being no additional nominations Chairman Hall closed nominations. The election of Ms. Long as Treasurer was approved by all Board members present, except for Dr. Looney and Ms. Cole who were absent for the vote. Chairman Hall thanked Mayor Bodker for his years of service as Treasurer.

ITEMS FOR DISCUSSION/APPROVAL: None.

#### NEXT MEETING:

Chairman Hall announced that the Authority's next Regular Meeting would be scheduled for Tuesday, August 26, 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 Vice Chairman Lamont, seconded by Secretary Kurlander-Nagel, and approved by all Members present, with the exception of Dr. Looney and Ms. Cole who were absent for the vote.

There being no further business to discuss, the meeting was adjourned at approximately 2:39 p.m.

Laura Kurlander-Nagel  
Laura Kurlander-Nagel, Secretary