

PRELIMINARY AGENDA
Development Authority of Fulton County
(AGENDA SUBJECT TO CHANGE)
SPECIAL CALL MEETING
VIRTUAL ONLY
Thursday, October 9, 2025
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/88531640986?pwd=JoX1NPIhvcU4b4ArkKxrKbf02Au3rs.1> or dialing 1-646-558-8656 (Webinar ID: 885 3164 0986; Passcode: 10925). 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. APPROVAL OF MEETING AGENDA**
- E. PUBLIC COMMENT**
- F. NEW BUSINESS:**

F.1. Letter of Inducement for Hutch GP Fund 1, LLC
 \$149,000,000
 Address: 5746 Campbellton Road, South Fulton, Georgia

- G. NEXT MEETING:**

G.1. Regular Meeting, Tuesday, October 28, 2025 at 2:00 p.m.

- H. ADJOURN**



**HUTCH GP FUND 1, LLC
SANDTOWN VILLAGE
BOND INDUCEMENT RESOLUTION
FACT SHEET**

October 9, 2025

Purpose:	To approve an inducement resolution for Hutch GP Fund 1, LLC (the “Company”), to develop a mixed-use economic development opportunity (“EDO”) consisting of residential units, commercial space and community amenities.
Project Owner:	Hutch GP Fund 1, LLC
Location /Taxing Jurisdictions:	5746 Campbellton Road, South Fulton, Georgia Fulton County, South Fulton/Westside TAD, Fulton County Schools
Investment:	\$209,000,000 ¹
Estimated Closing Date:	4 th Quarter 2025
Description:	The 60-acre, mixed-use development in the City of South Fulton would deliver a dynamic new neighborhood designed with a vibrant, walkable core, strengthening neighborhood cohesion. The project would consist of 800,000 sq ft. of apartments, homes, and commercial/retail space, including 288 apartment units, 74 single-family homes, 58 townhomes, 120,000-137,000 sq ft. of mixed-use commercial space, and over 10-acres of greenspace. This project intentionally represents a substantial economic investment in Fulton County.
Economic Benefits:	<ul style="list-style-type: none">• \$209,000,000 total capital investment, which includes an approximately \$60,000,000 investment for for-sale homes and townhomes that are not part of the proposed incentives application and would be subject to normal tax assessments.• The EDO would create 366 full time jobs, 191 part time jobs, and 1,800 temporary construction jobs.• 10-year overall economic impact estimated at \$1,526,831,132²
Annual tax before investment:	\$18,199
Estimated tax anticipated from investment in year 1 after completion during the incentive period:	\$1,146,499
Estimated tax anticipated over 10 years during the incentive period:	\$16,536,761
Estimated tax savings over 10 years during the incentive period:	\$6,309,967

¹ While this is the expected size of the total capital expenditures to be made by the Company for the EDO, the proposed bond issuance is expected to be approximately \$149,000,000, which excludes any for-sale housing. The estimated tax impact figures that are included in this report are based on the proposed bond issuance of \$149,000,000, so with the full investment of \$209,000,000 these figures are expected to be greater.

² Estimated using IMPLAN model for Fulton County.