

**DEVELOPMENT AUTHORITY OF FULTON COUNTY
REGULAR MEETING HELD ON
TUESDAY, NOVEMBER 18, 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. Erica Long – Treasurer
Dr. Mike Looney – Board Member
Mr. Mike Kennedy – Board Member
Mr. Alvin Kendall – Board Member

Members Absent:

Ms. Laura Kurlander-Nagel – Secretary
Ms. Lynne Riley – Board Member
Ms. Pinky Cole Hayes – 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, Ms. Shannon Robinson and Ms. Daniella Sandino, staff of the Authority.

Ms. Langford gave the invocation and Chairman Hall called the meeting to order at approximately 2:02 p.m.

RECOGNITION OF VISITORS: Also present were Ms. Nancy Tao of Tao Communications, Mr. Jim Stevens of On-Call Accounting, Ms. Pamela Sutton of the City of Johns Creek and Mr. Rob Harber.

MINUTES: The minutes from the Regular Meeting held on October 28, 2025 were presented to the Authority for approval. There being no objections or corrections, the Authority accepted the minutes as presented.

APPROVAL OF MEETING AGENDA: Upon a motion made by Treasurer Long, as seconded by Mr. Kennedy, the Authority approved the meeting agenda as presented, with the exception of Vice Chairman Lamont who was absent for the vote.

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

NEW BUSINESS: None.

OLD BUSINESS:

Modification for Medley Johns Creek Phase 1 Owner, LLC (Address: 11650 Johns Creek Parkway, Johns Creek, Georgia). Mr. Tom Lauth of Kutak Rock LLP, Ms. Vicky Boyce of Toro Development Company and Mr. Brian Check of Mainsail Development appeared in connection with a requested modification to the Medley Johns Creek Phase 1 Owner, LLC Project, a mixed-use project that was previously facilitated by Develop Fulton (the “Medley Phase 1 Project”), to bifurcate the existing bond transaction into two separate portions. Medley Johns Creek Phase 1 Owner, LLC is seeking to convert the Medley Phase 1 Project into two separate components, one for the non-hotel portion and one for the hotel portion. The modification would effectively terminate the original bond documents so that documents substantially similar to the original bond documents could be entered into for each of the non-hotel portion and hotel portion. Mr. Lauth presented the request, and Ms. Boyce offered brief updates on construction, noting an expected completion of Phase 1 in October 2026. Ms. Boyce reported that retail leasing was going well, with 60% of the space leased. Mr. Check gave a brief update on the hotel portion, currently expected to be a 150-room hotel with Marriott branding.

In response to questions from Mr. Kendall, Ms. Boyce confirmed there was originally one tax parcel ID number for Phase 1, and that the tax assessors would create a new tax parcel ID number for the hotel portion of Phase 1. The non-hotel portion of Phase 1 is expected to be completed in October 2026, and Phase 2 is expected to begin construction in 2026 with a completion date of 2028. Mr. Check confirmed the hotel portion of Phase 1 is expected to be completed in 2027.

Upon a motion made by Mr. Kennedy, as seconded by Vice Chairman Lamont and Treasurer Long, the Authority approved the modification for Medley Johns Creek Phase 1 Owner, LLC, with the exception of Mr. Kendall who voted no.

ITEMS FOR DISCUSSION/APPROVAL:

Executive Director Update. Ms. Langford provided a brief update, and stated she would be in touch with each board member before the end of the year regarding the preliminary 2026 budget draft.

Budget Amendment for Board Retreat. Ms. Langford requested that \$25,000 be moved from payroll expenses to board expenses to cover the costs of the upcoming board retreat. Treasurer Long confirmed her recommendation for the movement of funds for this purpose. Upon a motion by Vice Chairman Lamont, as seconded by Treasurer Long, the Authority approved moving \$25,000 from payroll expenses to board expenses to cover costs of the board retreat.

NEXT MEETING:

Chairman Hall announced that the Authority’s next Regular Meeting would be scheduled for Tuesday, December 2, 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 Treasurer Long, and approved by all Members present.

There being no further business to discuss, the meeting was adjourned at approximately 2:27 p.m.

Sandra Z. Zayac
Sandra Z. Zayac, Assistant Secretary