

PRELIMINARY AGENDA
Development Authority of Fulton County
(AGENDA SUBJECT TO CHANGE)
REGULAR MEETING
VIRTUAL ONLY
Tuesday, September 29, 2026
12:30 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/85919159325?pwd=FbzZCP7N6GywhXNCYNKfAVg0vZfmiY.1> or dialing 1-646-931-3860 (Webinar ID: 859 1915 9325; Passcode: 041968). 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: AUGUST 25, 2026**
- E. APPROVAL OF MEETING AGENDA**
- F. PUBLIC COMMENT**
- G. OLD BUSINESS: None.**
- H. NEW BUSINESS:**

- H.1. Letter of Inducement for Northside Education, Inc. d/b/a Atlanta Classical Academy
\$35,000,000
Address: 3260 Northside Drive NW, Atlanta, Georgia
- H.2. Letter of Inducement for VPT 2085 Marietta Purchaser, LLC
\$107,600,000
Address: 2085 Marietta Boulevard, Atlanta, Georgia

I. ITEMS FOR DISCUSSION/APPROVAL:

- I.1. Updates from Executive Director

- J. EXECUTIVE SESSION**
- K. NEXT MEETING:**

- K.1. Regular Meeting, Tuesday, October 27, 2026 at 2:00 p.m.

- L. ADJOURN**



**NORTHSIDE EDUCATION, INC.
D/B/A ATLANTA CLASSICAL ACADEMY
INDUCEMENT RESOLUTION
FACT SHEET**

September 29, 2026

Purpose:	Federally tax-exempt public offering with R.W. Baird & Co. as underwriter
Applicant:	Northside Education, Inc. d/b/a Atlanta Classical Academy, or an affiliate thereof ("Atlanta Classical Academy")
Location:	3260 Northside Drive NW, Atlanta, Georgia
Investment amount:	Not to Exceed \$35,000,000
Estimated closing date:	4th Quarter 2026
Description:	• Federally tax-exempt bonds to be issued for the purposes of financing and refinancing the acquisition, development, construction, expansion and equipping of educational facilities, which is expected to include: ○ (i) the construction of an addition including a Georgia High School Association competition gym, a warming kitchen and indoor and outdoor dining areas, and academic wing with a physics lab, a flagship classroom, approximately ten additional classrooms, student restrooms and common areas, elevator, approximately eight storage areas, a public entry, approximately six offices/conference rooms, an approximately two-level parking deck with approximately 66 covered spaces and an amenity field located on the upper level of the parking structure; ○ (ii) the renovation of (a) approximately 4,600 square feet of interior space to convert the current cafeteria into student restrooms, and approximately five classrooms and two offices, (b) interior space to convert the current gymnasium into approximately two stories of academic space to accommodate approximately two sets of student restrooms, adult restrooms, a faculty lounge, a recital space, a chemistry lab, a biology lab, a classroom and approximately three storage rooms, and (c) interior space to convert the current administrative offices and adjacent classroom into a library, clinic, approximately two offices and adult bathrooms; ○ (iii) the removal of modular buildings and the reconfiguring and resurfacing of an existing parking lot; and ○ (iv) the refinancing of existing bank debt used to fund previous campus improvements. • Retention of approximately 110 full time jobs and creation of approximately 500 construction 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 Atlanta Classical Academy with no impact on property taxes. Develop Fulton will simply act as a conduit issuer with no potential liability being imposed on Fulton County or Develop Fulton.



**PROJECT “GUILDHOUSE”, VPT 2085 MARIETTA PURCHASER,
LLC
BOND INDUCEMENT RESOLUTION
FACT SHEET**

September 29, 2026

Purpose:	To approve an incentive supporting the development of GuildHouse, a proposed mixed-use community featuring approximately 310 multifamily housing units, 39 rental townhomes and 7,200 sq. ft of retail and co-working space. The Project would add housing and workforce housing options, create over 600 new employment opportunities, revitalize a long-vacant property, and provide significant community and environmental investments within the surrounding neighborhood.
Project Owner:	VPT 2085 Marietta Purchaser, LLC
Location /Taxing Jurisdictions:	2085 Marietta Boulevard, Atlanta, Georgia Fulton County/ Atlanta Public Schools/ City of Atlanta
Investment:	\$107,600,000
Estimated Closing Date:	4th Quarter 2026
Description:	Project GuildHouse seeks to develop a mixed-use community featuring multifamily housing, retail, and co-working space on a long-vacant and underutilized property in a high-growth corridor. The Project would provide 349 multifamily units and townhomes, including 15% of every unit type designated as workforce housing at 80% of Area Median Income (AMI), while adding 7,200 sq.ft. of commercial retail and workspace to the surrounding community. The development is expected to create approximately 23 permanent FTE jobs and 600 temporary construction jobs over the two-year construction period. The Project would also provide more than \$12.4 million in direct community investments, including environmental remediation, infrastructure, public space, and connectivity improvements. The Project would transform a previously contaminated and underutilized property into a new residential and commercial community.
Economic Benefits:	• Capital Investment of \$107,600,000 • Project GuildHouse plans to create 623 new permanent FTE and temporary construction jobs • Overall economic impact of approximately \$419 million for the capital investment of \$107,600,000¹
Annual tax before investment:	\$175,739
Estimated tax anticipated from investment in year 1 after completion during incentive period:	\$962,198
Estimated tax anticipated over 10 years during incentive period:	\$13,765,557
Estimated tax savings over 10 years during incentive period:	\$5,244,809

¹ Estimated using IMPLAN model of Fulton County