

PRELIMINARY AGENDA
Development Authority of Fulton County
(AGENDA SUBJECT TO CHANGE)
REGULAR MEETING
VIRTUAL ONLY
Tuesday, January 27, 2026
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/82296477963?pwd=JFbScDbW0ab8v4HbogfbUBDWbmIbbO.1> or dialing 1-646-931-3860 (Webinar ID: 822 9647 7963; Passcode: 787752). 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: DECEMBER 11, 2025; DECEMBER 11-12, 2025; DECEMBER 16, 2025 AND DECEMBER 18, 2025**
- E. APPROVAL OF MEETING AGENDA**
- F. PUBLIC COMMENT**
- G. NEW BUSINESS:**
 - G.1. Letter of Inducement for Amazon.com Services LLC
\$500,000,000
Address: 7055 Campbellton Road, South Fulton, Georgia
 - G.2. Letter of Inducement for Madrone-MS Student Housing I, LLC
\$144,460,000
Address: 850 West End Avenue SW, Atlanta, Georgia
 - G.3. Letter of Inducement and Bond Resolution for Robert W. Woodruff Arts Center, Inc.
\$90,000,000
Address: Northwest Corner of 15th Street and Peachtree Street, Atlanta, Georgia
 - G.4. Letter of Inducement for Roosevelt COSF Owner, LLC
\$28,000,000
Address: 4105 Roosevelt Highway, South Fulton, Georgia
- H. OLD BUSINESS:**
 - H.1. Modification for Southern Post, LLC
Address: 1023-1047 Alpharetta Street, Roswell, Georgia
- I. ITEMS FOR DISCUSSION:**
 - I.1. Updates from Executive Director
- J. ITEMS FOR APPROVAL:**
 - J.1. 2026 Budget
- K. ELECTION OF TREASURER**

L. EXECUTIVE SESSION

M. NEXT MEETING:

M.1. Regular Meeting, Tuesday, February 24, 2026 at 2:00 p.m.

N. ADJOURN



**AMAZON.COM SERVICES LLC
BOND INDUCEMENT RESOLUTION
FACT SHEET**

January 27, 2026

Purpose:	To approve an incentive supporting Amazon’s proposed expansion of its “first mile” fulfillment network through the acquisition and redevelopment of an industrial site in Fulton County. The project would modernize a 1 million sq. ft. state-of-the-art robotics fulfillment on a 153-acre site to support robotics-enabled “first mile” fulfillment operations and strengthen Amazon’s national logistics network while enabling Fulton County to secure significant capital investment and the creation of approximately 750 new jobs.
Project Owner:	Amazon.com Services LLC (“Amazon” or the “Company”)
Location /Taxing Jurisdictions:	7055 Campbellton Road, Atlanta, Georgia Fulton County/ Fulton County Schools/ City of South Fulton/ Fulton Industrial CID
Investment:	\$500,000,000
Estimated Closing Date:	1st Quarter 2026
Description:	Amazon is seeking to expand its fulfillment network by purchasing and redeveloping a 153-acre site, located at 7055 Campbellton Road, Atlanta, GA. The site would include the modernization of an existing 1,128,400 sq. ft. warehouse facility in Fulton County, as part of the company’s “first mile” fulfillment network. The Company seeks to invest approximately \$500,000,000 in land, building, and equipment to renovate the interior of the facility. The renovated facility would utilize robotics technology to store, package, and fulfill customer orders. The project would create approximately 750 new full-time jobs in Fulton County. Local incentive support would directly impact Fulton County’s economic growth through job creation, and would help support local optimization, competitiveness, timely expansion, and community partnership.
Economic Benefits:	<ul style="list-style-type: none">• Capital Investment of approximately \$500,000,000• Amazon plans to create 750 new full-time jobs and 500 construction jobs.• Overall economic impact of approximately \$1,440,613,405 for the capital investment of \$500,000,000¹• It should be noted that a floor would be set so that taxes would continue to be collected such that the taxes on the current site would never go below the current 2026 value for the site.
Annual tax before investment:	\$721,748
Estimated tax anticipated from investment in year 1 after completion during incentive period:	\$3,843,627
Estimated tax anticipated over 10 years during incentive period:	\$36,204,077
Estimated tax savings over 10 years during incentive period:	\$16,025,034

¹ Estimated using IMPLAN model of Fulton County.



**MADRONE-MS STUDENT HOUSING I, LLC
INDUCEMENT RESOLUTION
FACT SHEET**

01/27/2026

Purpose:	Federally taxable/tax-exempt public offering of 501(c)(3) tax-exempt bonds with Raymond James & Associates as underwriter
Applicant:	Madrone-MS Student Housing I, LLC, or an affiliate thereof ("Madrone")
Location:	850 West End Avenue SW, Atlanta, Georgia
Investment amount:	Not to Exceed \$144,460,000
Estimated closing date:	3rd Quarter 2026
Description:	<ul style="list-style-type: none">• Federally taxable/tax-exempt bonds to be issued for the purposes of financing the development of an approximately 450,000 square foot student housing facility for students of Morehouse College and Spelman College to be comprised of approximately 290 units, 800 beds, and amenities such as a community lounge, a central greenspace, fitness, study areas and a rooftop terrace.• Creation of approximately 14 full time jobs and 350 construction jobs.
Economic benefits:	The transaction with Develop Fulton involves the issuance of federally taxable/tax-exempt revenue bonds and the lending of the proceeds from the sale thereof to Madrone 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.



**ROBERT W. WOODRUFF ARTS CENTER, INC.
INDUCEMENT AND BOND RESOLUTION
FACT SHEET**

01/27/2026

Purpose:	Federally tax-exempt public offering of 501(c)(3) tax-exempt bonds with Truist Securities, Inc. as underwriter
Applicant:	Robert W. Woodruff Arts Center, Inc. ("Woodruff")
Location:	1280 Peachtree Street, Atlanta, Georgia
Investment amount:	Not to Exceed \$90,000,000
Estimated closing date:	1st Quarter 2026
Description:	<ul style="list-style-type: none">Federally tax-exempt bonds to be issued for the purposes of (a) refinancing all or a portion of certain obligations previously issued for the benefit of Woodruff, including but not limited to, the (i) Development Authority of Fulton County Refunding Revenue Bonds (Robert W. Woodruff Arts Center, Inc. Project) Series 2009A (the "Series 2009A Bonds"); and (ii) Development Authority of Fulton County Revenue Bonds (Robert W. Woodruff Arts Center, Inc. Project), Series 2015A Bonds (the "Series 2015A Bonds" and, together with the Series 2009A Bonds, the "Refunded Bonds"), which such Refunded Bonds financed or refinanced, in whole or in part, the costs of the acquisition, construction, installation and equipping of certain arts/educational facilities, equipment and improvements owned or operated by Woodruff or one of its affiliates located in Fulton County, Georgia, and (b) paying all or a portion of the costs of issuance of the bonds.Retention of approximately 416 full-time regular employees, 21 part-time regular employees, 30 full-time temporary employees and 266 part-time temporary employees.
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 Woodruff 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 SOFU COMMERCE CENTER
ROOSEVELT COSF OWNER, LLC
BOND INDUCEMENT RESOLUTION
FACT SHEET**

January 27, 2026

Purpose:

To approve an incentive supporting the development of the SoFu Commerce Center, a proposed Class A light industrial facility in the City of South Fulton. The Project would deliver an approximately 200,000+ square-foot modern industrial building designed to support warehousing, distribution, cold storage, and light manufacturing uses. The development would enable the attraction of strong credit tenants, generate approximately 300 new permanent and temporary construction jobs, significantly expand the local tax base, and strengthen South Fulton's position in the regional industrial market through a partnership with KMT Partners, LLC, a minority-owned commercial real estate development platform.

Project Owner:

Roosevelt COSF Owner, LLC

Location /Taxing Jurisdictions:

4105 Roosevelt Highway, South Fulton, Georgia
Fulton County/ Fulton County Schools/ City of South Fulton

Investment:

\$28,000,000

Estimated Closing Date:

1st Quarter 2026

Description:

Project SoFu Commerce Center seeks to develop an approximately 213,580 square-foot, Class A front-load light industrial facility designed to support warehousing, distribution, cold storage, and/or light manufacturing uses. The Project is planned as a modern industrial development featuring concrete tilt-wall construction and a minimum clear height of 32 feet. The Project is currently anticipated to begin site preparation in early 2026, with construction completion targeted for Q1 2027. The facility is expected to generate approximately 300 new jobs—including 150 new permanent jobs and 150 temporary construction jobs—and significantly enhance the local tax base, increasing property tax revenue well beyond current levels. Incentives would help offset externally driven infrastructure costs associated with required traffic signal installation and related access improvements.

Economic Benefits:

- Capital Investment of \$28,000,000
- Project SoFu plans to create 300 new permanent and temporary construction jobs
- Overall economic impact of approximately \$251.8 million for the capital investment of \$28,000,000¹

Annual tax before investment:

\$6,548

**Estimated tax anticipated from
investment in year 1 after completion
during incentive period:**

\$215,386

**Estimated tax anticipated over 10 years
during incentive period:**

\$3,108,067

**Estimated tax savings over 10 years
during incentive period:**

\$1,180,687

¹ Estimated using IMPLAN model of Fulton County



SOUTHERN POST, LLC MODIFICATION FACT SHEET

01/27/2026

Purpose:

To approve a modification to the Southern Post, LLC project (the “Southern Post Project”) to trifurcate the existing bond transaction into three separate portions (the “Modification”).

Project Owner:

Southern Post, LLC (the “Company”)

Location:

1023-1047 Alpharetta Street, Roswell, Georgia

Description:

- The Southern Post Project is an existing bond transaction that was previously facilitated by the Development Authority of Fulton County, involved the development of a mixed-use project consisting of multifamily, office and retail components, and closed in December 2019.
- The Company is seeking to convert the Southern Post Project into three separate components, one for the office portion (the “Office Portion”), one for the retail portion (the “Retail Portion”) and one for the residential portion (the “Residential Portion”).
- The Modification would effectively terminate the original bond documents (the “Original Bond Documents”) so that documents substantially similar to the Original Bond Documents could be entered into for each of the Office Portion, the Retail Portion and the Residential Portion.