

PRELIMINARY AGENDA
Development Authority of Fulton County
(AGENDA SUBJECT TO CHANGE)
REGULAR MEETING
VIRTUAL ONLY
Tuesday, February 24, 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=JFbscDbW0ab8v4HbogfbUBDWbmlbbO.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: JANUARY 27, 2026**
- E. APPROVAL OF MEETING AGENDA**
- F. PUBLIC COMMENT**
- G. NEW BUSINESS: None.**
- H. OLD BUSINESS:**
 - H.1. Assignment (Second) of SG Property Owner, L.P. Project from Granite (8500 Tatum) LLC to Provence Borrower LLC, or an affiliate thereof
Address: 8500 Tatum Road, Palmetto, Georgia
 - H.2. Final Bond Resolution for Vida Fairburn Development, LLC
\$56,600,000
Address: 0 Senoia Road, Fairburn, Georgia
 - H.3. Final Bond Resolution for Amazon.com Services LLC
\$500,000,000
Address: 7055 Campbellton Road, South Fulton, Georgia
- I. ITEMS FOR DISCUSSION/APPROVAL:**
 - I.1. Updates from Executive Director
- J. ITEMS FOR APPROVAL:**
- K. EXECUTIVE SESSION**
- L. NEXT MEETING:**
 - L.1. Regular Meeting, Tuesday, March 24, 2026 at 2:00 p.m.
- M. ADJOURN**



**GRANITE (8500 TATUM) LLC/
PROVENCE BORROWER LLC
ASSIGNMENT
FACT SHEET**

02/24/2026

- Purpose:** Assignment (Second) of the SG Property Owner, L.P. Project (the “SG Project”) from Granite (8500 Tatum) LLC to Provence Borrower LLC, or an affiliate thereof (the “Assignment”)
- Assignor/Assignee:** Granite (8500 Tatum) LLC (“Assignor”)/ Provence Borrower LLC, or an affiliate thereof (“Assignee”), an affiliate of Link Logistics Real Estate (“Link Logistics”)
- Location:** 8500 Tatum Road, Palmetto, Georgia
- Estimated Closing Date:** 1st Quarter 2026
- Description:**
- Assignee is seeking to enter into an agreement to acquire the leasehold interest in the SG Project (including, without limitation, the bond lease and related bond documents pertaining to such operation) from Assignor.
- Economic Benefits:**
- The Assignment will benefit Fulton County due to the industry experience and expertise of Link Logistics:
 - Link Logistics, a leading operator of last-mile logistics real estate that manages over 3,200 properties totaling 467 million square feet across the United States, will also be the manager of the SG Project.
 - Link Logistics has a significant presence in the Atlanta, Georgia market with 261 buildings totaling 40 million square feet.



**VIDA FAIRBURN DEVELOPMENT, LLC
VERONA
BOND RESOLUTION
FACT SHEET**

02/24/2026

Purpose: To approve a \$56,600,000 bond resolution for Vida Fairburn Development, LLC to develop a mixed-use economic development opportunity (“**EDO**”) consisting of residential units, retail/restaurant space and related amenities, parking, and other public improvements.

Project Owner: **Vida Fairburn Development, LLC**

Location & Taxing Jurisdictions: Senoia Road, City of Fairburn, Fulton County, Fulton County Schools

Investment: \$56,600,000

Estimated Closing Date: 1st Quarter 2026

Description: The mixed-use development would consist of approximately 280 residential units and 7,000 square feet of commercial space. The proposed unit mix includes approximately 50% (140) one-bedroom units, 46% (128) two-bedroom units, and 4% (12) three-bedroom units. While rents would not be formally restricted, the EDO is intentionally designed to offer attainable housing, with pricing targeted toward households earning between 80% and 120% of the Area Median Income (AMI). Designed to serve a growing demand for quality housing and retail space, Verona would feature a comprehensive amenity package including a swimming pool, fitness center, co-working lounge and a clubhouse. The 7,000 square feet of commercial space would include approximately 5,000 square feet of retail and/or restaurant space, 1,000 square feet of co-working space and 1,000 square foot neighborhood coffee shop.

- \$56.6 million investment.
- The EDO would create 17.5 permanent full-time equivalent jobs and 500 temporary construction jobs.
- **Overall economic impact of approximately \$180,970,269 ¹**

Annual tax before investment:	\$18,305
Estimated tax anticipated from investment in year 1 after completion of construction during incentive period:	403,084
Estimated tax anticipated over 10 years during incentive period:	\$5,797,130
Estimated tax savings over 10 years during incentive period:	\$2,206,707

¹ Estimated using IMPLAN model of Fulton County



AMAZON.COM SERVICES LLC
BOND RESOLUTION
FACT SHEET

February 24, 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:**
- 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 \$2.17 billion 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.