

**DEVELOPMENT AUTHORITY OF FULTON COUNTY
SPECIAL CALL MEETING HELD ON
THURSDAY, DECEMBER 11, 2025 AT 10:00 A.M.
AND LOCATED AT EPICUREAN ATLANTA HOTEL
AT 1117 W. PEACHTREE STREET NW (CORONET ROOM, 9TH FLOOR),
ATLANTA, GA 30309**

MINUTES

The meeting was conducted in-person and 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. Lynne Riley – Treasurer
Ms. Pinky Cole Hayes – Board Member
Mr. Mike Kennedy – Board Member
Mr. Alvin Kendall – Board Member

Members Absent:

Ms. Laura Kurlander-Nagel – Secretary

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.

Vice Chairman Lamont gave the invocation and Chairman Hall called the meeting to order at approximately 10:05 a.m.

RECOGNITION OF VISITORS: Also present were Ms. Yngrid Huff of Fulton County Schools, Mr. Jim Stevens of On-Call Accounting, Ms. Nancy Tao of Tao Communications, Mr. Erik Burton of Profile Marketing & Public Relations, LLC and Mr. Steve Smith of the Pendleton Group.

MINUTES: The minutes from the Regular Meeting on November 18, 2025 were presented to the Authority for approval. Upon a motion made by Mr. Kendall, which was seconded by Vice Chairman Lamont, the Authority unanimously approved the minutes as presented, with the exception of Ms. Cole Hayes who was absent for the vote.

APPROVAL OF MEETING AGENDA: Chairman Hall requested any objections to the meeting agenda as presented and no objections were raised.

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

NEW BUSINESS:

Letter of Inducement for 6100 Fulton Industrial Partners, LLC (Address: 6100 Fulton Industrial Boulevard SW, South Fulton, Georgia). Mr. Samir Abdullahi of Select Fulton, Ms. Caroline Loftin of Murray Barnes Finister LLP, Mr. David Seem of Miller Zell, Inc. and Mr. Timothy Ramsey of Bodker, Ramsey, Andrews, Winograd & Wildstein, P.C. appeared in connection with the request to approve a letter of inducement for

the issuance of up to \$31,000,000 in taxable revenue bonds to (i) finance an approximately \$15 million expansion that would add an approximately 130,000 square foot addition for warehouse and logistics facilities engineered for future rooftop solar generation (the “Expansion Project”) for Miller Zell, Inc. (the “Company”) and (ii) refinance the Company’s existing 316,000 square foot headquarters campus project completed in 2016 (the “Existing Project” and, with the Expansion Project, the “Project”). The Project would retain approximately 312 full-time jobs in Fulton County and create 10-12 new permanent positions and at least 100 temporary construction jobs. More specific details are described in the Fact Sheet included as part of this item posted on the Authority’s website. Mr. Abdullahi introduced the Project, highlighting the importance of this retention project to keep the Company in the South Fulton area. He introduced Mr. Seem of the Company, who thanked the Authority for its prior support of the Existing Project in 2016. At the time of the Existing Project the Company employed 240 and it has grown to 320 employees, which will increase slightly with the Expansion Project. Mr. Seem stated that the Company would like to stay in Fulton County and needs the Expansion Project in order to do so, and explained there would be significant grading and landscaping costs of \$800,000 to \$1 million in order to build on the site. In response to questions from Mr. Kendall, legal counsel to the Authority confirmed that a floor would be set in the Memorandum of Agreement such that taxes would continue to be collected on the Project at a minimum at the value for the Existing Project at the time of closing the bond transaction for the Project. Ms. Langford commented that the City of South Fulton is supportive of the Project and wants to retain the Company in the County. Chairman Hall expressed his appreciation for the good jobs in this location in the County.

Upon a motion made by Vice Chairman Lamont, which was seconded by Treasurer Riley, the Authority approved the letter of inducement for 6100 Fulton Industrial Partners, LLC.

OLD BUSINESS:

Assignment (Second) of Fuqua Acquisitions II, LLC Project from CTO22 Madison Yards LLC, CTO Realty Growth, Inc. and Indigo Group Inc. to 905 Memorial Drive Owner, LLC, or an affiliate thereof (Address: 905 Memorial Drive, Atlanta, Georgia). Ms. Caroline Loftin of Murray Barnes Finister LLP, Mr. Andrew Martin of Heitman and Mr. Rish Pande of CTO Realty Growth, Inc. appeared in connection with the requested assignment of the Fuqua Acquisitions II, LLC Project from CTO22 Madison Yards LLC, CTO Realty Growth, Inc. and Indigo Group Inc. to 905 Memorial Drive Owner, LLC, or an affiliate thereof. More specific details are described in the Fact Sheet included as part of this item posted on the Authority’s website. Ms. Loftin gave a brief overview of the project, and confirmed that the 905 Memorial Drive Owner, LLC purchaser is an affiliate of the Tennessee Consolidated Retirement System (TCRS). Mr. Pande of the seller stated that a project status report was submitted to the Authority, and confirmed that the project is 97% leased and anchored by a Publix and AMC.

Upon a motion made by Vice Chairman Lamont, which was seconded by Mr. Kennedy, the Authority approved the assignment to 905 Memorial Drive Owner, LLC, or an affiliate thereof.

ITEMS FOR DISCUSSION/APPROVAL:

Executive Director Update. Ms. Langford deferred her update to the retreat portion of the meeting.

NEXT MEETING:

Chairman Hall announced that the Authority would be moving into the retreat portion of the meeting for the remainder of December 11 and December 12, and that the Authority’s next Regular Meeting would be scheduled for Tuesday, January 27, 2026 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 Riley, and approved by all Members present.

There being no further business to discuss, the meeting was adjourned at approximately 10:47 a.m.

Sandra Z. Zayac
Sandra Z. Zayac, Assistant Secretary