

**DEVELOPMENT AUTHORITY OF FULTON COUNTY
SPECIAL CALL MEETING HELD ON
THURSDAY, DECEMBER 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
Ms. Lynne Riley – Treasurer
Ms. Laura Kurlander-Nagel – Secretary
Mr. Mike Kennedy – Board Member
Mr. Alvin Kendall – Board Member

Members Absent:

Mr. Kyle Lamont – Vice Chairman
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. 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 2:01 p.m.

RECOGNITION OF VISITORS: Also present were Ms. Yngrid Huff of Fulton County Schools, Ms. Nancy Tao of Tao Communications, and Mr. Erik Burton of Profile Marketing & Public Relations, LLC.

APPROVAL OF MEETING AGENDA: Upon a motion made by Treasurer Riley, as seconded by Secretary Kurlander-Nagel, the Authority approved the meeting agenda as presented.

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:

Final Bond Resolution 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 final bond resolution 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. Ms. Loftin thanked the Authority for holding the special call meeting, explaining that the final bond resolution approval will allow the Company to meet certain lender deadlines. Ms. Daniels, 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, and also that the draft lease agreement between the Authority and the Company had been updated to provide a termination right if the Project was delayed more than five years past its expected completion date.

Upon a motion made by Treasurer Riley, which was seconded by Mr. Kennedy, the Authority approved the final bond resolution for 6100 Fulton Industrial Partners, LLC.

ITEMS FOR DISCUSSION/APPROVAL: None.

NEXT MEETING:

Chairman Hall announced 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 Treasurer Riley, seconded by Secretary Kurlander-Nagel, and approved by all Members present.

There being no further business to discuss, the meeting was adjourned at approximately 2:08 p.m.

Laura Kurlander-Nagel

Laura Kurlander-Nagel, Secretary