

**DEVELOPMENT AUTHORITY OF FULTON COUNTY
REGULAR MEETING HELD ON
TUESDAY, JUNE 23, 2026 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
Mr. Kyle Lamont – Vice Chairman
Ms. Laura Kurlander-Nagel – Secretary
Ms. Lynne Riley – Treasurer
Mr. Mike Kennedy – Board Member
Ms. Ynggrid Jones-Huff – Board Member
Mr. Alvin Kendall – Board Member
Dr. Bryan Johnson – Board Member

Members Absent:

Ms. Pinky Cole Hayes – Board Member

Also present were Ms. Sarah-Elizabeth Langford, Executive Director of the Authority, Ms. Sandra Zayac and Ms. Ansly Moyer, attorneys for the Authority, and Ms. Doris Coleman, Ms. Marva Bryan and Ms. Shannon Robinson, staff of the Authority.

Executive Director Langford gave the invocation and Chairman Hall called the meeting to order at approximately 2:02 p.m.

RECOGNITION OF VISITORS: Also present were Mr. Jim Stevens of On-Call Accounting, Ms. Nancy Tao of Tao Communications, and Mr. Zachary Hansen of The Atlanta Journal-Constitution.

MINUTES: The minutes from the Regular Meeting held on May 19, 2026 and the Special Call Meeting held on June 17, 2026 were presented to the Authority for approval. Upon a motion made by Secretary Kurlander-Nagel, which was seconded by Mr. Kennedy, the Authority approved the minutes as presented, with the exception of Vice Chairman Lamont who was absent for the vote.

APPROVAL OF MEETING AGENDA: Chairman Hall asked for objections to the agenda as presented and, there being no objections raised, the meeting agenda was accepted as presented.

PUBLIC COMMENTS: Executive Director Langford stated that the Authority had received no public comments.

OLD BUSINESS: None.

NEW BUSINESS:

Letter of Inducement for WP South Acquisitions, L.L.C. (Address: 1593 Huber Street NW, Atlanta, Georgia). Ms. Amber Pelot of Alston & Bird LLP and Mr. Blake Brady of Wood Partners appeared in connection with the request to approve a letter of inducement for the issuance of up to \$75,000,000 in taxable revenue bonds to finance a 247-unit multi-family apartment complex located at 1593 Huber Street NW within the Atlanta Beltline Overlay District. The Project would transform an underutilized tire recycling facility into a modern residential community featuring parking, green space, and amenities, and would include 38 affordable housing units for households earning at or below 80% AMI. More specific details are described in the Fact Sheet included as part of this item posted on the Authority's website. Ms. Pelot presented briefly to the Board on highlights of the project, including the anticipated affordable unit mix and anticipated job creation.

In response to questions from the Authority, Mr. Brady confirmed the site is part of the brownfield program, with the current costs of the required vapor remediation estimated to be \$300k. Mr. Brady further confirmed there are currently no residential projects on the same street as the proposed project. Prices for affordable units are expected to be approximately \$1,714 for a 1-bedroom and \$2,056 for a 2 bedroom. Mr. Brady stated the site has been successfully rezoned from industrial to allow for multifamily. The developer team would like to close and break ground by the end of the year, but the Authority's support is critical to moving forward and the developer will not be able to move forward without the requested incentive. Mr. Brady and the Authority Board reviewed the tax figures, with current taxes of approximately \$30k increasing to an estimated \$10.15 million over the ten year incentive period. Mr. Brady stated that the developer has spent the typical amount for due diligence to this point, but full design has not started. The estimated amount of the incentive is needed to offer the reduced rents. No other incentives are currently being sought except through Develop Fulton, though it is possible some of the brownfield costs could get recouped through the brownfield program.

Upon a motion made by Secretary Kurlander-Nagel, which was seconded by Vice Chairman Lamont, the Authority approved the letter of inducement for WP South Acquisitions, L.L.C., with the exception of Mr. Kennedy who voted no.

ITEMS FOR DISCUSSION:

Executive Director Update. Executive Director Langford provided a brief update on staff activities, including attendance at a recent developers conference and Airport CID event. She also stated that she would be reaching out to board members to discuss upcoming requests around the CPACE program. Chairman Hall stated his desire for the AI readiness conversation to continue and for Fulton County to be a leader in the space.

Officer Elections. Chairman Hall noted that Ms. Cole Hayes was absent from the meeting and confirmed board member readiness to proceed with elections. The Board indicated it was ready to proceed, and the floor was opened for nominations. Secretary Kurlander-Nagel nominated Chairman Hall for Chairman, which was seconded by Mr. Kennedy. Mr. Kendall moved to close nominations, and Chairman Hall was unanimously elected as Chairman. Ms. Jones-Huff nominated Secretary Kurlander-Nagel as Vice Chairman, which was seconded by Vice Chairman Lamont. Mr. Kendall moved to close nominations, and Secretary Kurlander-Nagel was unanimously elected as Vice Chairman. Mr. Lamont nominated Ms. Jones-Huff as Secretary, and Ms. Jones-Huff declined the nomination. Ms. Jones-Huff nominated Treasurer Riley as Secretary, and Treasurer Riley declined the nomination. Vice Chairman Kurlander-Nagel nominated Mr. Kennedy as Secretary, and a discussion of the role followed. Mr. Kendall moved to close nominations, and Mr. Kennedy was unanimously elected as Secretary. Mr. Kennedy nominated Treasurer Riley for Treasurer. Vice Chairman Kurlander-Nagel nominated Ms. Jones-Huff for Treasurer. Mr. Kendall moved to close nominations, and Ms. Jones-Huff was elected as Treasurer, with Chairman Hall, Vice Chairman Kurlander-Nagel, Ms. Jones-Huff, Dr. Johnson and Mr. Kendall voting for Ms. Jones-Huff, Mr. Kennedy and Treasurer Riley voting for Treasurer Riley, and Mr. Lamont absent for the vote.

NEXT MEETING:

Chairman Hall announced that the Authority's next Regular Meeting would be scheduled for Tuesday, July 28, 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 Mr. Kendall, seconded by Vice Chairman Kurlander-Nagel, and approved by all Members present.

There being no further business to discuss, the meeting was adjourned at approximately 2:37 p.m.

Mike Kennedy
Mike Kennedy, Secretary