

**DEVELOPMENT AUTHORITY OF FULTON COUNTY  
REGULAR MEETING HELD ON  
TUESDAY, JULY 28, 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  
Ms. Laura Kurlander-Nagel – Vice Chairman  
Ms. Ynggrid Jones-Huff – Treasurer  
Mr. Mike Kennedy – Secretary  
Mr. Alvin Kendall – Board Member  
Dr. Bryan Johnson – Board Member  
Ms. Pinky Cole Hayes – Board Member

Members Absent:

Ms. Lynne Riley – Board Member  
Mr. Kyle Lamont – 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. 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. Edward Leidelmeijer of Commissioner Thorne's office, Mr. Rob Harber of Commissioner Ellis' office, Mr. Samir Abdullahi of Select Fulton, Ms. Sylvia Abernathy of the City of Fairburn, Mr. Erik Burton of Profile Marketing & Public Relations, LLC, Ms. Nancy Tao of Tao Communications, Mr. Zachary Hansen of The Atlanta Journal-Constitution, Mr. Greg Boler of KMT Partners LLC, Mr. Jim Stevens of On-Call Accounting and Mr. Jim Martin.

**MINUTES:** The minutes from the Regular Meeting held on June 23, 2026 were presented to the Authority for approval. Upon a motion made by Secretary Kennedy, which was seconded by Treasurer Jones-Huff, the Authority approved the minutes as presented.

**APPROVAL OF MEETING AGENDA:** Upon a motion made by Treasurer Jones-Huff, which was seconded by Secretary Kennedy, the Authority approved the agenda as presented.

**PUBLIC COMMENTS:** Mr. Jim Martin appeared to make public comments on item G.3. in accordance with the Authority's public comment procedure.

#### OLD BUSINESS:

Supplemental Bond Resolution for Delowe Village, L.P. (“Delowe Village”) (Address: 2380 Delowe Drive, East Point, Georgia). Mr. David Williams of Butler Snow LLP appeared in connection with the request to approve a supplemental bond resolution for the issuance of \$17,000,000 in federally tax-exempt bonds to finance the redevelopment of an existing affordable housing facility, including (1) the redevelopment of the existing 64 affordable housing units, (2) the development of approximately 32 new affordable housing units, (3) the development of approximately 4,000 square feet of amenity space, including but not limited to a community room, multi-purpose kids’ room, fitness center, laundry center, leasing and maintenance, and (4) the development of outdoor amenities, including a playground, outdoor gazebo, raised beds for gardening and walking trails with benches located at 2380 Delowe Drive, East Point, Georgia. More specific details are described in the Fact Sheet included as part of this item posted on the Authority’s website. Mr. Williams presented briefly to the Authority on the pricing results. Upon a motion made by Mr. Kendall, which was seconded by Secretary Kennedy, the Authority approved the supplemental bond resolution for Delowe Village.

Assignment (Second) of Generation Atlanta, LLC Project from Centennial Olympic 336 Property, LP to LMGENATLDT LLC, or affiliates thereof (Address: 369 Centennial Olympic Park Dr NW, Atlanta, Georgia). Mr. Ceasar Mitchell and Ms. Anamaria Hazard Meanes of Dentons US LLP and Mr. Matt Millman of Saratoga Capital appeared in connection with the requested assignment of the Generation Atlanta, LLC Project from Centennial Olympic 336 Property, LP to LMGENATLDT LLC, or affiliates thereof. More specific details are described in the Fact Sheet included as part of this item posted on the Authority’s website. Ms. Meanes confirmed this is a lender initiated assignment, and the proposed new owner is affiliated with Saratoga Capital. The project was completed in 2020 with a tax commencement date of 2021. No amendment to the terms of the existing incentive is being requested. Upon a motion made by Mr. Kendall, which was seconded by Secretary Kennedy, the Authority approved the assignment to LMGENATLDT LLC, or affiliates thereof.

Final Bond Resolution for Huber Street Apartments Owner, LLC (induced as WP South Acquisitions, L.L.C.) (Address: 1593 Huber Street NW, Atlanta, Georgia). Ms. Amber Pelot and Ms. Cait Haygood of Alston & Bird LLP and Mr. Blake Brady of Wood Partners appeared in connection with the request to approve a final bond resolution for the issuance of up to \$75,000,000 in taxable revenue bonds to finance an approximately 247-unit multi-family apartment complex to be 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 approximately 38 affordable housing units for households earning at or below 80% of AMI. More specific details are described in the Fact Sheet included as part of this item posted on the Authority’s website. Ms. Pelot and Ms. Haygood presented briefly to the Board on highlights of the project, including the anticipated affordable unit mix and anticipated job creation. In response to the public comment, Ms. Haygood confirmed that the Land Use Restriction Agreement (LURA) with the City of Atlanta will be executed at closing and will be required for the project to receive its certificate of occupancy. The affordability commitment in the LURA is for 20 years and will run with title. The City’s Office of Housing monitors compliance with the LURA and annual reporting is required. Upon a motion made by Treasurer Jones-Huff, which was seconded by Vice Chairman Kurlander-Nagel, the Authority approved the bond resolution for Huber Street Apartments Owner, LLC.

#### NEW BUSINESS:

Letter of Inducement for Post Consumer Brands, LLC (Address: 4955 Oakley Industrial Boulevard, Fairburn, Georgia). Mr. Jeff Chesnut and Mr. Kevin Brown of Seyfarth Shaw LLP and Mr. Randy Ridenhour of Post Holdings appeared in connection with the request to approve a letter of inducement for the issuance of up to \$35,000,000 in taxable revenue bonds to finance an approximately 301,320 square-foot addition to the Post Consumer Brand’s existing 700,000 square-foot warehouse and distribution facility

in Fairburn. More specific details are described in the Fact Sheet included as part of this item posted on the Authority's website. Mr. Chesnut presented briefly to the Authority, noting that Post Consumer Brands has been operating in Fairburn for years and is now looking to expand and consolidate southeast operations into one location with a proven workforce and strong local partnerships. The project would add approximately 300,000 square feet for warehouse and distribution work, and retain 64 jobs and create 35 additional jobs. Chairman Hall thanked the City of Fairburn for its partnership on the project and recognized Ms. Sylvia Abernathy. Ms. Abernathy stated that the City is excited for the potential expansion in Fairburn and wants to encourage collaborative economic development efforts. In response to questions from the Authority, Mr. Chesnut confirmed that the original transaction from 2018 is set to expire in 2028 at which point the existing building will pay full taxes and no longer be covered by an incentive. The new incentive request would be on a separate parcel for the addition and would receive a separate ten year incentive schedule. Upon a motion made by Treasurer Jones-Huff, which was seconded by Mr. Kendall, the Authority approved the letter of inducement for Post Consumer Brands, LLC.

Master C-PACER Resolution for Chattahoochee Hills Series. Mr. Doug Selby and Ms. Daven Douglas of Hunton Andrews Kurth LLP, Mr. Chris Jones of Midwest PACE Services, LLC, Mr. Robbie Rokovitz and Mr. Rick Lindsey of the City of Chattahoochee Hills, Mr. Caleb Stokes of North Field Capital, Ms. Amanda Samai of Castle Green Finance, and Mr. Jamie Coleman and Ms. Shamika Holmes of Zions Bancorporation appeared in connection with the request for a Master C-PACER Resolution for Chattahoochee Hills Series. Chairman Hall briefly introduced the agenda item, noting the resolution establishes the Authority's C-PACER financing program, providing a long-term, lower-cost financing tool for qualifying commercial property improvements. Mr. Doug Selby gave a brief presentation, confirming that this is solely a private financing tool. The program guidebook sets up the program to follow state law, including limits on the amount that can be financed based on an energy audit. The transactions are secured by a special assessment over and above existing property taxes and billed as part of the tax bill. Because of this co-equal treatment with taxes, lenders give much better rates and CPACE financing can be an important part of a project's capital stack. A supplemental resolution is expected in the near future once the program is established, and Chattahoochee Hills is expected to approve the program in the coming days. Mr. Robbie Rokovitz, City Manager, appeared and expressed his support for the program that will give access to low-cost capital for energy and water upgrades at no risk to the City. Upon a motion to made by Mr. Kendall, as seconded by Treasurer Jones-Huff, the Authority approved the Master C-PACER Resolution for Chattahoochee Hills Series.

#### ITEMS FOR DISCUSSION:

Executive Director Update. In the interest of time, Executive Director Langford stated she would email her Executive Director Update to the Board.

#### NEXT MEETING:

Chairman Hall announced that the Authority's next Regular Meeting would be scheduled for Tuesday, August 25, 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 Secretary Kennedy, seconded by Treasurer Jones-Huff, and approved by all Members present.

There being no further business to discuss, the meeting was adjourned at approximately 2:43 p.m.

Mike Kennedy  
Mike Kennedy, Secretary