

PRELIMINARY AGENDA
Development Authority of Fulton County
(AGENDA SUBJECT TO CHANGE)
REGULAR MEETING
VIRTUAL ONLY
Tuesday, May 19, 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=JFbScDbW0ab8y4HbogfbUBDWbmlbbO.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: APRIL 28, 2026 AND MAY 7, 2026**
- E. APPROVAL OF MEETING AGENDA**
- F. PUBLIC COMMENT**
- G. OLD BUSINESS:**
 - G.1. Final Bond Resolution for Roosevelt COSF Owner, LLC
\$28,000,000
Address: 4105 Roosevelt Highway, South Fulton, Georgia
 - G.2. Final Bond Resolution for Hutch GP Fund I, LLC
\$149,000,000
Address: 5746 Campbellton Road, South Fulton, Georgia
- H. NEW BUSINESS: None.**
- I. ITEMS FOR DISCUSSION/APPROVAL:**
 - I.1 Budget Amendments
 - I.2 Updates from Executive Director
- J. EXECUTIVE SESSION**
- K. NEXT MEETING:**
 - K.1. Regular Meeting, Tuesday, June 23, 2026 at 2:00 p.m.
- L. ADJOURN**



**PROJECT SOFU COMMERCE CENTER
ROOSEVELT COSF OWNER, LLC
FINAL BOND RESOLUTION
FACT SHEET**

May 19, 2026

Purpose: To approve an incentive supporting the development of the SoFu Commerce Center, a proposed Class A light industrial facility in the City of South Fulton. The Project would deliver an approximately 200,000+ square-foot modern industrial building designed to support warehousing, distribution, and light manufacturing uses. The development would enable the attraction of strong credit tenants, generate approximately 300 new permanent and temporary construction jobs, significantly expand the local tax base, and strengthen South Fulton’s position in the regional industrial market through a partnership with KMT Partners, LLC, a minority-owned commercial real estate development platform.

Project Owner: Roosevelt COSF Owner, LLC

Location /Taxing Jurisdictions: 4105 Roosevelt Highway, South Fulton, Georgia
Fulton County/ Fulton County Schools/ City of South Fulton

Investment: \$24,000,000

Estimated Closing Date: 3rd Quarter 2026

Description: Project SoFu Commerce Center seeks to develop an approximately 213,580 square-foot, Class A front-load light industrial facility designed to support warehousing, distribution, and/or light manufacturing uses. The Project is planned as a modern industrial development featuring concrete tilt-wall construction and a minimum clear height of 32 feet. The Project is currently anticipated to begin site preparation in early 2026, with construction completion targeted for Q1 2027. The facility is expected to generate approximately 300 new jobs—including 150 new permanent jobs and 150 temporary construction jobs—and significantly enhance the local tax base, increasing property tax revenue well beyond current levels. Incentives would help offset externally driven infrastructure costs associated with required traffic signal installation and related access improvements.

- Economic Benefits:**
- Capital Investment of \$24,000,000
 - Project SoFu plans to create 300 new permanent and temporary construction jobs
 - Overall economic impact of approximately \$251.8 million for the capital investment of \$24,000,000¹

Annual tax before investment:	\$6,548
Estimated tax anticipated from investment in year 1 after completion during incentive period:	\$184,572
Estimated tax anticipated over 10 years during incentive period:	\$2,661,258
Estimated tax savings over 10 years during incentive period:	\$1,012,208

¹ Estimated using IMPLAN model of Fulton County



**HUTCH GP FUND I, LLC
SANDTOWN VILLAGE
FINAL BOND RESOLUTION
FACT SHEET**

May 19, 2026

Purpose: To approve a final bond resolution for Hutch GP Fund I, LLC (the “Company”), to develop a mixed-use economic development opportunity (“EDO”) consisting of residential units, commercial space and community amenities.

Project Owner: **Hutch GP Fund I, LLC**

Location /Taxing Jurisdictions: 5746 Campbellton Road, South Fulton, Georgia
Fulton County, South Fulton/Westside TAD, Fulton County Schools

Investment: \$209,000,000¹

Estimated Closing Date: 3rd Quarter 2026

Description: The 60-acre, mixed-use development in the City of South Fulton would deliver a dynamic new neighborhood designed with a vibrant, walkable core, strengthening neighborhood cohesion. The project would consist of 800,000 sq ft. of apartments, homes, and commercial/retail space, including 288 apartment units, 74 single-family homes, 58 townhomes, 120,000-137,000 sq ft. of mixed-use commercial space, and over 10-acres of greenspace. This project intentionally represents a substantial economic investment in Fulton County.

- Economic Benefits:**
- \$209,000,000 total capital investment, which includes an approximately \$60,000,000 investment for for-sale homes and townhomes that are not part of the proposed incentives application and would be subject to normal tax assessments.
 - The EDO would create 366 full time jobs, 191 part time jobs, and 1,800 temporary construction jobs.
 - 10-year overall economic impact estimated at **\$1,526,831,132²**

Annual tax before investment:	\$18,199
Estimated tax anticipated from investment in year 1 after completion during the incentive period:	\$1,146,499
Estimated tax anticipated over 10 years during the incentive period:	\$16,536,761
Estimated tax savings over 10 years during the incentive period:	\$6,309,967

¹ While this is the expected size of the total capital expenditures to be made by the Company for the EDO, the proposed bond issuance is expected to be approximately \$149,000,000, which excludes any for-sale housing. The estimated tax impact figures that are included in this report are based on the proposed bond issuance of \$149,000,000, so with the full investment of \$209,000,000 these figures are expected to be greater.

² Estimated using IMPLAN model for Fulton County.