

PRELIMINARY AGENDA
Development Authority of Fulton County
(AGENDA SUBJECT TO CHANGE)
REGULAR MEETING
VIRTUAL ONLY
Tuesday, October 27, 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=JFbScDbW0ab8v4HbogfbUBDWbmIbbO.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: SEPTEMBER 29, 2026**
- E. APPROVAL OF MEETING AGENDA**
- F. PUBLIC COMMENT**

- G. NEW BUSINESS:**
 - G.1. Letter of Inducement for Yancey Bros. Co.
\$78,625,000
Address: 270 Marvin Miller Drive SW, City of South Fulton, Georgia
 - G.2. Letter of Inducement for 2085 Marietta GA Owner, LLC
\$107,600,000
Address: 2085 Marietta Boulevard, Atlanta, Georgia
 - G.3. Letter of Inducement for Pine Grove Acquisitions, LLC
\$58,200,000
Address: 1305 Boulevard Southeast, Atlanta, Georgia

- H. OLD BUSINESS:**
 - H.1. Bond Resolution for Northside Education, Inc. d/b/a Atlanta Classical Academy
\$35,000,000
Address: 3260 Northside Drive NW, Atlanta, Georgia
 - H.2. Bond Resolution for First Industrial, L.P. (Induced as Post Consumer Brands, LLC)
\$32,000,000
Address: 4955 Oakley Industrial Boulevard, Fairburn, Georgia
 - H.3. Assignment of T3 AS Investors, LLC Project to CDI Timber, LLC, of an affiliate thereof
Address: 383 17th Street, Atlanta, Georgia

- I. ITEMS FOR DISCUSSION/APPROVAL:**
 - I.1. Presentation of 2025 Audit
 - I.2. Updates from Executive Director

J. EXECUTIVE SESSION

K. NEXT MEETING:

K.1. Regular Meeting, Tuesday, November 17, 2026 at 2:00 p.m.

L. ADJOURN



**PROJECT “BULLDOG”
BOND INDUCEMENT RESOLUTION
FACT SHEET**

October 27, 2026

Purpose:	To approve an incentive supporting Project Bulldog’s redevelopment of the former UPS site that previously ceased operations into a new standalone campus for its Power Systems operations in South Fulton (the “Project”). The Project would transform an idled property into a modern facility for the assembly, service, and testing of power generation equipment, restoring productive use to the site and replacing employment lost following the closure of the former facility.
Project Owner:	Yancey Bros. Co. (the “Applicant”)
Location /Taxing Jurisdictions:	270 Marvin Miller Drive SW, South Fulton, Georgia Fulton County/ Fulton County Schools/ City of South Fulton
Investment:	\$78,625,000
Estimated Closing Date:	4th Quarter 2026
Description:	Project Bulldog is a planned redevelopment of the former UPS property into a new standalone campus for its Power Systems operations. The Project would include demolition of the existing building and construction of a modern facility for the assembly, service, and testing of power generation equipment, requiring substantial investment in site preparation, infrastructure, and new construction. The planned capital investment totals \$78,625,000 and the Project is expected to create 457 net new full-time jobs with employee benefits and an average annual salary of \$72,600. The Applicant would not only provide significant on-site job training opportunities, but would also incur costs in connection with environmental conditions and other significant costs for demolition and infrastructure as part of the campus redevelopment and the tax incentive would help address the remaining financial gap.
Economic Benefits:	• Capital Investment of \$78,625,000 • Project plans to create 457 new permanent jobs and 228 temporary construction jobs. • Overall economic impact of nearly \$5.3 billion for the capital investment of \$78,625,000¹
Annual tax before investment:	\$188,853
Estimated tax anticipated from investment in year 1 after completion during incentive period:	\$643,663
Estimated tax anticipated over 10 years during incentive period:	\$8,377,522
Estimated tax savings over 10 years during incentive period:	\$3,268,898

¹ Estimated using IMPLAN model of Fulton County



**PROJECT "GUILDHOUSE", 2085 MARIETTA GA OWNER, LLC
BOND INDUCEMENT RESOLUTION
FACT SHEET**

October 27, 2026

Purpose:

To approve an incentive supporting the development of GuildHouse, a proposed mixed-use community featuring approximately 310 multifamily housing units, 39 rental townhomes and 7,200 sq. ft of retail and co-working space. The Project would add housing and workforce housing options, create over 600 new employment opportunities, revitalize a long-vacant property, and provide significant community and environmental investments within the surrounding neighborhood.

Project Owner:

2085 Marietta GA Owner, LLC

Location /Taxing Jurisdictions:

2085 Marietta Boulevard, Atlanta, Georgia
Fulton County/ Atlanta Public Schools/ City of Atlanta

Investment:

\$107,600,000

Estimated Closing Date:

4th Quarter 2026

Description:

Project GuildHouse seeks to develop a mixed-use community featuring multifamily housing, retail, and co-working space on a long-vacant and underutilized property in a high-growth corridor. The Project would provide 349 multifamily units and townhomes, including 15% of every unit type designated as workforce housing at 80% of Area Median Income (AMI), while adding 7,200 sq.ft. of commercial retail and workspace to the surrounding community. The development is expected to create approximately 23 permanent FTE jobs and 600 temporary construction jobs over the two-year construction period. The Project would also provide more than \$12.4 million in direct community investments, including environmental remediation, infrastructure, public space, and connectivity improvements. The Project would transform a previously contaminated and underutilized property into a new residential and commercial community.

Economic Benefits:

- Capital Investment of \$107,600,000
- Project GuildHouse plans to create 623 new permanent FTE and temporary construction jobs
- Overall economic impact of approximately \$419 million for the capital investment of \$107,600,000¹

Annual tax before investment:

\$175,739

**Estimated tax anticipated from
investment in year 1 after completion
during incentive period:**

\$962,198

**Estimated tax anticipated over 10 years
during incentive period:**

\$13,765,557

**Estimated tax savings over 10 years
during incentive period:**

\$5,244,809

¹ Estimated using IMPLAN model of Fulton County



**PROJECT “GROVE AT ZEPHYR”
PINE GROVE ACQUISITIONS, LLC
BOND INDUCEMENT RESOLUTION
FACT SHEET**

October 27, 2026

Purpose:

To approve an incentive supporting the development of Pine Grove, a proposed 163-unit rental townhome community on a currently vacant eight-acre site. The property has been latent since it was cleared and rough graded as part of the planned Zephyr master development in 2021. The Project would expand access to attainable and workforce housing, including 15% of units reserved for households earning no more than 80% of Area Median Income (AMI), create at least 400 construction jobs and four permanent on-site jobs, and return the underutilized property to productive use while supporting the continued revitalization of the surrounding neighborhood.

Project Owner:

Pine Grove Acquisitions, LLC

Location /Taxing Jurisdictions:

1305 Boulevard Southeast, Atlanta, Georgia
Fulton County/ Atlanta Public Schools/ City of Atlanta/ BeltLine TAD

Investment:

\$58,202,938

Estimated Closing Date:

2nd Quarter 2027

Description:

The Project would provide professionally managed, high-quality rental homes with anticipated monthly rents ranging from \$2,577 to \$3,350, while offering households an estimated \$1,100 monthly savings, or approximately 26%, compared to the cost of owning a comparable home. The community would include 15% of homes reserved for households earning no more than 80% of AMI, providing a deeper level of affordability for households facing greater housing cost burdens. Additionally, the Project would include costs associated with (i) thoughtful landscaping and streetscape improvements along Boulevard Southeast and (ii) challenging rock and subsurface conditions requiring substantial site and infrastructure work. New residents would also support nearby neighborhood businesses, contributing to the continued growth and revitalization of the surrounding Chosewood Park neighborhood.

Economic Benefits:

- Capital Investment of \$58,202,938
- Project plans to create at least 400 construction jobs and four permanent on-site positions, with expected salaries ranging from \$51,000 to \$104,000, and 16 indirect positions through third-party service providers
- Overall economic impact of approximately \$462 million for the capital investment of \$58,202,938¹

Annual tax before investment:

\$11,986

**Estimated tax anticipated from
investment in year 1 after completion
during incentive period:**

\$534,173

**Estimated tax anticipated over 10 years
during incentive period:**

\$7,730,265

**Estimated tax savings over 10 years
during incentive period:**

\$2,934,842

¹ Estimated using IMPLAN model of Fulton County



**NORTHSIDE EDUCATION, INC.
D/B/A ATLANTA CLASSICAL ACADEMY
BOND RESOLUTION
FACT SHEET**

October 27, 2026

Purpose:	Federally tax-exempt public offering with R.W. Baird & Co. as underwriter
Applicant:	Northside Education, Inc. d/b/a Atlanta Classical Academy, or an affiliate thereof ("Atlanta Classical Academy")
Location:	3260 Northside Drive NW, Atlanta, Georgia
Investment amount:	Not to Exceed \$35,000,000
Estimated closing date:	4th Quarter 2026
Description:	• Federally tax-exempt bonds to be issued for the purposes of financing and refinancing the acquisition, development, construction, expansion and equipping of educational facilities, which is expected to include: ○ (i) the construction of an addition including a Georgia High School Association competition gym, a warming kitchen and indoor and outdoor dining areas, and academic wing with a physics lab, a flagship classroom, approximately ten additional classrooms, student restrooms and common areas, elevator, approximately eight storage areas, a public entry, approximately six offices/conference rooms, an approximately two-level parking deck with approximately 66 covered spaces and an amenity field located on the upper level of the parking structure; ○ (ii) the renovation of (a) approximately 4,600 square feet of interior space to convert the current cafeteria into student restrooms, and approximately five classrooms and two offices, (b) interior space to convert the current gymnasium into approximately two stories of academic space to accommodate approximately two sets of student restrooms, adult restrooms, a faculty lounge, a recital space, a chemistry lab, a biology lab, a classroom and approximately three storage rooms, and (c) interior space to convert the current administrative offices and adjacent classroom into a library, clinic, approximately two offices and adult bathrooms; ○ (iii) the removal of modular buildings and the reconfiguring and resurfacing of an existing parking lot; and ○ (iv) the refinancing of existing bank debt used to fund previous campus improvements. • Retention of approximately 110 full time jobs and creation of approximately 500 construction jobs.
Economic benefits:	The transaction with Develop Fulton involves the issuance of federally tax-exempt revenue bonds and the lending of the proceeds from the sale thereof to Atlanta Classical Academy with no impact on property taxes. Develop Fulton will simply act as a conduit issuer with no potential liability being imposed on Fulton County or Develop Fulton.



**FIRST INDUSTRIAL, L.P.
BOND RESOLUTION
FACT SHEET**

October 27, 2026

Purpose:	To approve an incentive supporting the expansion of Post Consumer Brands' existing warehouse and distribution facility, consisting of an approximately 300,000+ square-foot addition to the current 700,000 square-foot facility. Through this expansion, Post Consumer Brands seeks to consolidate and expand its warehousing and distribution operations for its breakfast cereal and pet food products. The proposed incentive would be limited to the expansion only and would not apply to the existing facility.
Project Owner:	First Industrial, L.P. (Induced as Post Consumer Brands, LLC)
Location /Taxing Jurisdictions:	4955 Oakley Industrial Boulevard, Fairburn, Georgia Fulton County/ Fulton Schools/ City of Fairburn/ Oakley CID
Investment:	\$32,000,000
Estimated Closing Date:	3rd Quarter 2026
Description:	The Post Consumer Brands Expansion would involve an approximately 301,320 square-foot addition to Post Consumer Brands' existing 700,000 square-foot warehouse and distribution facility. DAFC previously supported the development of the existing facility through the issuance of its Taxable Revenue Bonds (First Industrial Project), Series 2018. The expansion would support the consolidation and growth of Post Consumer Brands' breakfast cereal and pet food distribution operations into a single, more efficient Southeast hub, improving logistics, reducing transportation costs, and enhancing inventory management through a unified warehouse system. The project is driven by Post Consumer Brands' need to scale operations following its acquisition of a portion of the J.M. Smucker Co. pet food business. Construction would be anticipated to begin in Q4 2026, with operations expected to commence by Q3 2027, contingent upon incentive approval. The expansion would be expected to retain 64 existing jobs and create approximately 35 new full-time positions. The project would also create approximately 100 temporary construction jobs and support continued growth within Fulton County's industrial and logistics sector. While Post Consumer Brands is evaluating alternative locations in North and South Carolina, targeted assistance would help maintain Fulton County's competitiveness and support the continued operation and expansion of a major industrial employer within Fulton County.
Economic Benefits:	• Capital Investment of \$31,990,000 • Post Consumer Brands plans to create 35 new permanent jobs, retain 64 jobs and create 100 temporary construction jobs • Overall economic impact of approximately \$182.6 million for the capital investment of \$31,990,000¹
Annual tax before investment:	\$14,290
Estimated tax anticipated from investment in year 1 after completion during incentive period:	\$246,605
Estimated tax anticipated over 10 years during incentive period:	\$3,545,351

¹ Estimated using IMPLAN model of Fulton County

Estimated tax savings over 10 years during incentive period:	\$1,347,461
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**T3 AS INVESTORS, LLC/
CDI TIMBER, LLC
ASSIGNMENT
FACT SHEET**

10/27/2026

Purpose:	Assignment of the T3 AS Investors, LLC Project (the “T3 West Midtown Project”) from T3 AS Investors, LLC to CDI Timber, LLC, or an affiliate thereof (the “Assignment”)
Assignor/Assignee:	T3 AS Investors, LLC (“Assignor”)/ CDI Timber, LLC, or an affiliate thereof (“Assignee”), an affiliate of Zalik Investment Group (“ZIG”)
Location:	383 17 th Street NW, Atlanta, Georgia 30363
Estimated Closing Date:	4th Quarter 2026
Description:	• Assignee is seeking to enter into an agreement to acquire the leasehold interest in the T3 West Midtown Project (including, without limitation, the bond lease and related bond documents pertaining to such operation) from Assignor.
Economic Benefits:	• The Assignment will benefit Fulton County due to the industry experience and expertise of ZIG: - o ZIG is an Atlanta-based organization and private real estate platform that acquires, capitalizes and operates Class A office assets throughout Atlanta and the broader Southeast. - o ZIG owns and manages an office portfolio of approximately 2.2 million square feet across the metropolitan Atlanta area.