PRELIMINARY AGENDA
Development Authority of Fulton County
(AGENDA SUBJECT TO CHANGE)
REGULAR MEETING
VIRTUAL ONLY
Tuesday, November 17, 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: OCTOBER 27, 2026
E. APPROVAL OF MEETING AGENDA
F. PUBLIC COMMENT
G. REBA GRANT:

G.1. REBA Grant for Shriners Children's Research Institute
Address: 101 Nerem Street NW, Atlanta, Georgia

H. OLD BUSINESS:

H.1. Assignment of LMV Thirteenth Piedmont Holdings, LP Project from KRE Catalyst Vireo Owner LP to SemREF Piedmont, LLC, or an affiliate thereof
Address: 195 13th Street NE, Atlanta, Georgia

I. NEW BUSINESS:

I.1. Letter of Inducement and Bond Resolution for Resurgence Hall, Inc.
$17,200,000
Address: 1706 Washington Road, East Point, Georgia

I.2. Letter of Inducement for Pine Grove Acquisitions, LLC
$58,200,000
Address: 1305 Boulevard Southeast, Atlanta, Georgia

I.3. Letter of Inducement and Bond Resolution for 3565 Piedmont Road Owner LLC, 3525 Piedmont Road Owner LLC, 3495-3498 Piedmont Road Owner LLC, 3535 Piedmont Road Owner LLC and 3575 Piedmont Road Owner LLC
$269,140,505
Address: 0, 3479, 3495, 3525, 3565 and 3575 Piedmont Road NE, Atlanta, Georgia

J. ITEMS FOR DISCUSSION/APPROVAL:

J.1. Updates from Executive Director

K. EXECUTIVE SESSION
L. NEXT MEETING:

L.1. Regular Meeting, Tuesday, December 1, 2026
L.2. Retreat, Tuesday, December 1, 2026

M. ADJOURN

SHRINERS CHILDREN'S RESEARCH INSTITUTE
REGIONAL ECONOMIC BUSINESS ASSISTANCE ("REBA") GRANT
FACT SHEET

11/17/2026

Purpose:	To approve a REBA Grant award in the amount of $3,500,000 to offset the cost of machinery and equipment to be installed at the Facility (as defined herein).
Project Owner:	Shriners Children's Research Institute (the "Company")
Location:	101 Nerem Street NW, Atlanta, Georgia 30313 (the "Facility")
REBA Grant Award Amount:	$3,500,000
Description:	The Company proposes to establish its first global research and development facility to advance pediatric care and will lease approximately 150,000 square feet at Science Square Labs, located at the Facility (the "Project"). The Company expects that the Project will result in the addition of approximately 470 net-new full-time jobs with an average annual wage of $152,287, plus benefits, and will involve a private investment of approximately $153,265,856.
Economic Benefits:	REBA Grants are a type of incentive program that the State of Georgia utilizes to provide financial assistance to induce and assist companies to relocate, expand or construct projects in Georgia rather than a competing state. REBA Grants are administered through the Georgia Department of Community Affairs and are required to pass through a development authority.

KRE CATALYST VIREO OWNER LP
SEMREF PIEDMONT, LLC
ASSIGNMENT
FACT SHEET

11/17/2026

Purpose:	Assignment of the LMV Thirteenth Piedmont Holdings, LP Project (the "LMV Project") from KRE Catalyst Vireo Owner LP to SemREF Piedmont, LLC, or an affiliate thereof (the "Assignment")
Assignor/Assignee:	KRE Catalyst Vireo Owner LP (formerly known as LMV Thirteenth Piedmont Holdings, LP) ("Assignor")/ SemREF Piedmont, LLC, or an affiliate thereof ("Assignee")
Location:	195 13th Street NE, Atlanta, Georgia
Estimated Closing Date:	4th Quarter 2026
Description:	• Assignee is seeking to enter into an agreement to acquire the leasehold interest in the LMV 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 the Seminole Real Estate Fund ("SemREF"): o SemREF is the real estate investment platform of the Seminole Tribe of Florida's Sovereign Wealth Fund. SemREF's investment and asset management team brings more than 100 years of combined experience in real estate acquisitions, financing, asset management and property operations. o SemREF's real estate portfolio comprises 15 multifamily residential communities totaling 2,736 apartment units across 10 major U.S. metropolitan markets, including Atlanta, Charlotte, Dallas, Denver, Kansas City, Las Vegas, Los Angeles, Seattle, Tampa and Washington D.C.

RESURGENCE HALL, INC.
INDUCEMENT AND BOND RESOLUTION
FACT SHEET

November 17, 2026

Purpose:	Private placement of federally tax-exempt bonds
Applicant:	Resurgence Hall, Inc. ("Resurgence Hall")
Location:	1706 Washington Road and 2948 Church Street, East Point, Georgia
Investment amount:	Not to Exceed $17,200,000
Estimated closing date:	4th Quarter 2026
Description:	• Federally tax-exempt bonds to be issued for the purposes of refinancing existing debt on educational facilities of Resurgence Hall, a K-8 public charter school. • Retention of approximately 105 full time 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 Resurgence Hall 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.

PROJECT "GROVE AT ZEPHYR"
PINE GROVE ACQUISITIONS, LLC
BOND INDUCEMENT RESOLUTION
FACT SHEET

November 17, 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 $58,202,938[1]
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*

PIEDMONT CENTER
BOND INDUCEMENT AND BOND RESOLUTION
FACT SHEET

November 17, 2026

Purpose:	To approve an incentive supporting the revitalization of one of Fulton County's long-established commercial districts, protecting existing employment, attracting new businesses, and creating a destination that will contribute to Fulton County's economic vitality for decades to come. The project aims to attract and retain up to 6,000 employees, increase economic activity, and strengthen the surrounding business community.
Project Owner:	3565 Piedmont Road Owner LLC, 3525 Piedmont Road Owner LLC, 3495-3498 Piedmont Road Owner LLC, 3535 Piedmont Road Owner LLC and 3575 Piedmont Road Owner LLC (collectively, the "Company")
Location /Taxing Jurisdictions:	Fulton County/ Atlanta Public Schools/City of Atlanta Piedmont Center, Piedmont Road NE, Atlanta, Georgia
Investment:	$269,140,505
Estimated Closing Date:	4th Quarter 2026
Description:	Piedmont Center is seeking to revitalize an existing office campus along Piedmont Road that would transform a collection of vintage commercial buildings into a modern, mixed-use environment that offers a distinctive live-work-play experience. The campus benefits from a recognizable business address but faces significant competitive pressures. Aging facilities and infrastructure have made it more difficult to attract and retain tenants, and the previously reported occupancy level was approximately 55%. The proposed revitalization would modernize building systems, office interiors, common areas, infrastructure, and gathering spaces while introducing restaurants, curated retail, and healthcare services, including a medical facility. These improvements would create a more connected work-and-lifestyle environment, encourage activity beyond standard office hours, and bring additional customers and activity to neighboring businesses. The project seeks to give an established commercial asset a renewed economic purpose, protect an existing employment base, and create conditions for future investment. The campus would target nearly 90% occupancy within five years, with the goal of achieving full occupancy shortly thereafter with Develop Fulton's incentive support. The investment would be expected to retain 3,600 existing jobs, support 2,400 additional permanent jobs, and generate approximately 400 temporary construction jobs.
Economic Benefits:	• Capital Investment of $269,140,505 • Piedmont Center plans to create 2,400 new full-time jobs, 400 temporary construction jobs, and retain 3,600 jobs. • Overall economic impact of nearly $7.4 billion for the capital investment of $269,140,505[1]
Annual tax before investment:	$3,758,479

[1] *Estimated using IMPLAN model of Fulton County.*

Estimated tax anticipated from investment in year 1 after completion during incentive period:	$3,758,479
Estimated tax anticipated over 10 years during incentive period:	$45,696,752
Estimated tax savings over 10 years during incentive period:	$16,511,728