

**DEVELOPMENT AUTHORITY OF FULTON COUNTY
SPECIAL MEETING HELD ON
WEDNESDAY, APRIL 1, 2015 AT 11:00 A.M.
IN THE 4th FLOOR CONFERENCE ROOM
FULTON COUNTY GOVERNMENT CENTER BUILDING**

MINUTES

Present were the following Members of the Authority:

Mr. Robert J. Shaw – Chairman
Dr. Samuel D. Jolley, Jr. – Secretary
Mr. Sam Bacote – Board Member
Mr. Steve Broadbent – Board Member
Mr. Penn Hodge – Board Member
Ms. Regina Page – Board Member

Also present were Mr. Al Nash, Executive Director, Mr. Lewis C. Horne, Jr. and Ms. Sandra Z. Zayac, attorneys for the Authority. Ms. Doris Coleman and Ms. Sabrina Kirkland, staff of the Authority, were also present. Mr. Metze listened to the meeting via teleconference.

The meeting was called to order by Chairman Shaw and Dr. Jolley gave the invocation.

RECOGNITION OF VISITORS: Also present were Mr. Daniel Wright from Commissioner Hausmann's office and Ms. Jennifer Bassett of Arnall Golden Gregory LLP.

NEW BUSINESS:

None.

ITEMS FOR APPROVAL:

Letter of Inducement for DCT Fairburn LLC ("DCT Fairburn"): Mr. Nedom Haley and Mr. Bill Osterbrock of Baker, Donelson, Bearman, Caldwell & Berkowitz, PC appeared with Ms. Lisa Ward of DCT Real Estate Investment Trust, Mr. Bill Hare and Mr. John Barker of Red Rock Developments, LLC, and Mr. Mark Shugart of Saben LLC in connection with the request for a letter of inducement for the issuance of \$42,000,000 in taxable bonds for the construction and development of a 1,037,400 square foot distribution facility to be located on Bohannon Road in Fairburn. Ms. Ward explained that DCT is working with an existing tenant in another building that currently has 500,000 square feet and maintains 65 jobs. Ms. Ward explained that the tenant intends to expand its operations to a 1,000,000 square foot facility which would increase its employment to 125 jobs. The tenant's inventory would also increase from \$34,000,000 to \$75,000,000. Mr. Haley explained that the project would be the first phase of development of a 160-acre property owned by the Shugart family. Mr. Haley explained that Fulton County is competing with two other counties for the project. Ms. Ward indicated that the facility would be for food grade products. The Special Meeting was needed because the potential tenant is

interested in relocating and being operational by February 2016. Upon questions from the Authority, Ms. Ward explained that the project would be for retention and expansion of jobs in Fulton County. Ms. Ward explained that without the economic package, the tenant will move to another county. Mr. Nash recommended approval of the inducement by the Authority and explained that this would be a “win” for Fulton County. Mr. Nash reminded the Authority that the project will be a true high-tech distribution facility. Upon a motion made by Mr. Broadbent, which was seconded by Dr. Jolley, the Authority unanimously approved the letter of inducement for DCT Fairburn.

Letter of Inducement for Red Rock Developments, LLC (“Red Rock”): Mr. Nedom Haley and Mr. Bill Osterbrock of Baker, Donelson, Bearman, Caldwell & Berkowitz, PC appeared with Ms. Lisa Ward of DCT Real Estate Investment Trust, Mr. Bill Hare and Mr. John Barker of Red Rock Developments, LLC, and Mr. Mark Shugart of Saben LLC in connection with the request for a letter of inducement for the issuance of \$40,000,000 in taxable bonds for the construction and development of a 900,000 square foot distribution facility to be located on Bohannon Road in Fairburn. Mr. Haley explained that the project would be located adjacent to the DCT Fairburn property. Mr. Barker explained that the project would be a speculative building, because the project did not currently have a joint venture partner. Mr. Barker explained that they expect to have a partner soon. Mr. Barker also indicated that the need for industrial buildings has increased in Atlanta, and that the project would encourage prospective tenants to locate in Fulton County. Mr. Barker anticipates that the project will create 100 to 300 jobs depending on the tenant. Mr. Nash explained that major companies are looking to relocate to the corridor along I-85 because of its proximity to the airport and CSX rail. Upon questions from the Authority, Mr. Nash explained that the project would build Fulton County’s tax base. The project is expected to increase the tax revenue to approximately \$680,000 per year. Upon a motion made by Mr. Broadbent, which was seconded by Dr. Jolley, the Authority unanimously approved the letter of inducement for Red Rock.

DISCUSSION:

Chairman Shaw provided an update on Senate Bill 85. Chairman Shaw explained the bill was approved by the Senate and was now being considered by the House Rules Committee.

Mr. Horne also provided an update on Bloomberg’s article regarding Spelman’s disclosure for its 2015 bond financing. Mr. Horne explained that Spelman corrected its disclosure information in good faith.

Mr. Horne provided an update on the Sherman case. He explained that the Georgia Supreme Court ruled in favor of the tax assessor and the DAFC. Mr. Horne indicated that the ruling was a stunning victory for the DAFC and vindicates the Authority.

NEXT MEETING:

Chairman Shaw announced that the next meeting will be a Joint Development Authority of Metropolitan Atlanta Quarterly Meeting to be held on April 14, 2015, at 12:00 p.m. at the

Cornerstone Bank Community Room, Decatur Town Center, sponsored by the DeKalb County Development Authority.

Chairman Shaw announced that the next Regular Meeting will be held on April 28, 2015, at 2:00 p.m. in the 4th floor conference room, room 4056.

There being no further business, the meeting was adjourned.

Samuel D. Jolley, Jr.

Dr. Samuel D. Jolley, Jr., Secretary