

**DEVELOPMENT AUTHORITY OF FULTON COUNTY
REGULAR MEETING HELD ON
THURSDAY, June 28, 2016 AT 2:00 P.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 (via telephone)
Mr. Walter Metze – Treasurer
Mr. Steve Broadbent– Board Member
Mr. Penn Hodge – Board Member
Ms. Regina Page – Board Member
Dr. Michael Bell – 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, Ms. Marva Bryan and Ms. Sabrina Kirkland, staff of the Authority were also present.

Chairman Shaw called the meeting to order and gave the invocation.

RECOGNITION OF VISITORS: Also present were Commissioner Liz Hausmann, Ms. Harriett Thomas of Commissioner Morris’ office, Ms. Dawn Luke of Invest Atlanta, Ms. Rose Burden and Mr. Dan Domenicucci of Ernst & Young, Ms. Erika Smith of Select Fulton, Chief Strategy Officer of Fulton County Ms. Anna Roach, Chief Operating Officer of Fulton County Mr. Todd Long, Director of Housing at City of Atlanta Ms. Valerie Bernardo, Director of External Affairs at Fulton County Ms. Jessica Corbitt, Mr. Jim Stevens of On-Call Accounting, Intern at Metro Atlanta Chamber Ms. Jessica Mitchell, Director of Constituent Services and Digital Engagement Strategist for Fulton County Ms. Sojourner Marable Grimmatt, and Ms. Shelby Uribe of Arnall Golden Gregory LLP.

VICE CHAIRMAN NOMINATION: Chairman Shaw informed the Authority that Vice Chairman, Dr. John Maupin, Jr, has relocated to California, and thus resigned from the Board. Chairman Shaw nominated Mr. Penn Hodge to serve as the Authority’s new Vice Chairman. Chairman Shaw opened the floor for other nominations. Upon there being no other nominations, Mr. Broadbent moved that the floor be closed for nominations. Upon a motion by Chairman Shaw, the Authority unanimously approved the nomination of Mr. Hodge as Vice Chairman of the Board.

OLD BUSINESS:

Assignment of a portion of the Avalon North, LLC (“Avalon”) Project to PR Avalon Phase I Owner, LLC and PR Avalon Phase I Development, LLC: Mr. Joe Krolikowski of Dentons US LLP and Mr. Tim Perry of Avalon appeared in connection with the request for the separation of the Avalon Project and related assignment. Mr. Krolikowski informed the Authority that Avalon is separating the project into three stages and assigning its interest in stages one and two to

Prudential affiliates, PR Avalon Phase I Owner, LLC and PR Avalon Phase I Development, LLC and keeping the third stage for further development. Avalon North will continue to manage all three stages of the project. Ms. Zayac confirmed that all of the separation, modification and assignment documents have been reviewed and are in order. Mr. Krolkowski and Mr. Perry presented the Authority with a layout of the Avalon project to show the location of the three project stages. Mr. Nash stated that the Avalon project has been a great economic development generator and recommended approval of the assignment and separation. Upon a motion by Mr. Hodge, which was seconded by Mr. Metze and Mr. Broadbent, the Authority unanimously approved the assignment of Avalon.

Final Bond Resolution for ARP Plaza City Springs, LLC (Retail Phase of Fulton-Allen Road Mixed Use Project) (“ARP Plaza”): Mr. Dan McRae and Mr. Chris Compton of Seyfarth Shaw LLP appeared in connection with the request for a final bond resolution for the issuance of \$12,000,000 in taxable revenue bonds for the development of the retail phase of the Fulton-Allen Road mixed-use project that was induced by the Authority in June of 2015. Mr. McRae informed the Authority that the current retail at the site is boarded up and vacant and that the development of the retail portion of the project will significantly revitalize the area. Mr. Nash stated that several system improvements will be made including restructuring of the storm water management system and the elimination of curb cuts to streamline traffic. Mr. Nash also stated that the City of Sandy Springs has expressed approval of the project. Upon a motion by Mr. Broadbent, which was seconded by Ms. Page, the Authority unanimously approved the final bond resolution for ARP Plaza.

Final Bond Resolution for Buckhead Atlanta Development, LLC (Induced as MCRT Investments, LLC) (“Buckhead Atlanta Development”): Mr. Bill Holby of King & Spalding LLP appeared in connection with the request for a final bond resolution for the issuance of \$144,000,000 in taxable revenue bonds for the development of Modera Buckhead, a residential and retail mixed-use project to be located at 3005 Peachtree Road in Buckhead. Mr. Holby explained that the project will consist of approximately 399 residential rental units, 20,000 square feet of retail space, and a parking deck with approximately 670 spaces. Mr. Nash explained that several system improvements will be made including the removal of utility lines at a cost to the developer of \$2.2 million and the replacement of existing storm water pipe at a cost of \$190,000. Mr. Nash also informed the Authority that the project includes a workforce housing component that assures that at least 10% of the homes in the project will be affordable to a household earning less than 130% of the area median income, which is within the range identified as “workforce housing” by the Urban Land Institute. Mr. Nash recommended approval of the project. Upon questions from the Authority, Mr. Holby confirmed the location of the project site along Peachtree Street at Pharr Road and that developers must bear the costs for removing unsightly utility lines. Upon a motion made by Dr. Bell, which was seconded by Mr. Hodge, the Authority unanimously approved the final bond resolution for Buckhead Atlanta Development.

Letter of Inducement and Final Bond Resolution for Piedmont Healthcare, Inc. (“Piedmont”): Mr. Floyd Newton of King & Spalding LLP and Mr. Greg Scibona of Piedmont appeared in connection with the request for a letter of inducement and final bond resolution for the issuance of \$275,000,000 in tax-exempt bonds for the refinancing of bonds issued by the Authority in 2009 and possible financing of the acquisition, construction, installation, and equipping of healthcare facilities on or near the campus of Piedmont Hospital. Mr. Newton explained that the

primary portion of the bond issuance is \$200,000,000 to refinance the Series 2009A bonds issued by the Authority, which refunding will generate significant interest rate savings. The other portion of the proposed issuance is \$75,000,000 of new money to be used to finance construction projects. Mr. Newton informed the Authority that Piedmont was still considering which of its new projects would be financed. Mr. Nash recommended approval of the project. Upon questions from the Authority, Mr. Newton explained that the reason for approving the new money at this time is so that Piedmont has a fund in place to be ready to move forward on new projects as soon as they are finalized. Mr. Newton assured the Authority that Piedmont would return with a detailed list of projects as soon as they have been identified and are available. Mr. Horne elaborated and stated that Piedmont gains a significant transactional savings by issuing approving the new money portion at the same time as the refunding. Upon a motion made by Mr. Metze, which was seconded by Mr. Hodge, the Authority approved, with the exception of Mr. Broadbent and Ms. Page abstaining, the letter of inducement for Piedmont. Upon a motion by Mr. Metze, which was seconded by Mr. Hodge the Authority did not approve the final bond resolution for Piedmont, and Ms. Page abstained. After the vote, the Authority had a brief discussion regarding some unanswered questions. Upon a motion made by Mr. Hodge, which was seconded by Mr. Metze, the Authority moved to reconsider the final bond resolution for Piedmont. Upon a motion made by Mr. Hodge, which was seconded by Mr. Metze, the Authority approved, with the exception of Mr. Broadbent and Ms. Page abstaining, the final bond resolution for Piedmont.

NEW BUSINESS:

Letter of Inducement for Urban Realty Partners, LLC (“Urban Realty”): Mr. Bill Holby of King & Spalding LLP and Mr. Robert Hughes of Urban Realty appeared in connection with the request for a letter of inducement for the issuance of \$119,000,000 in taxable revenue bonds for the development of a mixed-use project to be located at 750 Glenwood Avenue and 982 Memorial Drive in Fulton County. Mr. Hughes explained that the project is composed of two sites. The site at 750 Glenwood Avenue (“GlenCastle”) is a development of an 8-acre infill site and will include 236 multifamily apartment units over a structured parking garage, 98,000 square feet of creative office space (38,000 in a renovated historic structure, and 60,000 in new construction), 21,000 square feet of retail/restaurant space, and 20,000 square feet of artist and maker work spaces. GlenCastle was once the Atlanta Stockade with the existing prison building, stables, and a blacksmith shop and sits on top of a hill with views of Downtown and Midtown Atlanta. GlenCastle is currently owned by a non-profit ministry that is moving to South Atlanta. The site at 982 Memorial Drive is a development of 2 acres immediately north of the 17 acre Leggett and Platt development site and will include 200 multifamily apartment units. It is the current location of the WonderRoot Arts Center, which is moving across the street into its new home in an Atlanta Public Schools facility that most recently housed Tech High Charter School. Mr. Hughes explained that the project will be developed with arts and culture at the forefront of design in the hope of attracting many artists who will be working in studio space across the street. Mr. Nash recommended approval of the project and stated that the development will be an asset to the neighborhood. Mr. Nash also stated that due to the fact that both sites within the companion projects are located within the Atlanta Beltline, Urban Realty has committed to reserve 10% of the units within the residential developments for individuals and families earning at or below 80% of AMI, with rental rates that will not exceed 30% of total household income of those individuals and families. Mr. Hughes stated that Urban Realty has met with the Atlanta Beltline and has agreed to meet certain City of Atlanta housing requirements. Mr. Metze commended Urban Realty for their efforts and stated that the project would greatly improve the

neighborhood. Upon questions from the Authority, Mr. Holby and Ms. Luke confirmed that the Atlanta Beltline tax allocation district has a 25 year duration and is currently in year 9. Upon a motion made by Mr. Broadbent, which was seconded by Mr. Page and Mr. Hodge, the Authority unanimously approved the letter of inducement for Urban Realty.

Letter of Inducement for Global Payments, Inc. (“Global Payments”): Mr. Glenn Thomson and Mr. Mark Moore of Alston & Bird LLP and Mr. Sasha Mercti of Global Payments appeared in connection with the request for a letter of inducement for the issuance of \$220,000,000 in taxable revenue bonds for the expansion of the Global Payments facility at 10 Glenlake Parkway in the City of Sandy Springs and the relocation of the corporate headquarters to the Three Alliance Building in Buckhead. Mr. Thomson confirmed that \$53,500,000 of the issuance is related to the relocation value and proposed real property improvement to 10 Glenlake Parkway and \$166,500,000 is for personal property to be located in Fulton County over the next ten years. Mr. Mercti informed the Authority that Global Payments is an S&P 500 company and leading worldwide provider of payment technology services delivering innovative payment solutions involving credit/debit cards, electronic check and digital-based payments at the point of sale. Global Payments recently acquired Heartland Payment Systems, Inc. and now has over 8,500 employees worldwide and serves over 29 countries. The expansion of the Global Payments headquarters is estimated to retain over 500 jobs and create an additional 275 jobs within the next three years in Fulton County. Mr. Nash informed the Authority that he has worked on this project for several months with the State of Georgia’s economic development team in an effort to prevent Global Payments from relocating to another state. Mr. Nash recommended approval of the project. Upon questions from the Authority, Mr. Horne confirmed that the project would be under a standard ten year lease. Upon a motion made by Mr. Hodge, which was seconded by Mr. Broadbent, the Authority unanimously approved, with the exception of Dr. Bell, the letter of inducement for Global Payments.

Letter of Inducement for Regent Partners, LLC (“Regent”): Mr. Bruce McCall of Miller & Martin LLP and Mr. Jim Feldman and Mr. Fielder Schurling of Regent appeared in connection with the request for a letter of inducement for the issuance of \$250,000,000 in taxable revenue bonds for the development of a mixed-use project to be located at 3354 and 3356 Peachtree Road in Buckhead. Mr. McCall explained that the project will include approximately 600,000 square feet of Class A office space, 297 apartment units, 10,800 square feet of retail space, and approximately 1,400 parking spaces. Mr. Feldman explained that Regent is committed to creating a better work/live environment. In an effort to help improve public access to the Buckhead MARTA Station, Regent has donated both temporary and permanent easements for a covered public walkway to facilitate greater use. Regent is also constructing a landscaped walkway connecting a previously donated public park, Coverdell Park, to Peachtree Street and will place donated artwork and sculptures along the walkway for public enjoyment. Additionally, as a part of the contemplated PATH 400 project, Regent will be granting to-be-identified easements/licenses to the project to help improve its accessibility to the surrounding area. Mr. Feldman confirmed that Regent has committed to provide pricing targets to assure that at least 10% of the rental units in the project will be affordable to a household earning between 120% and 150% of AMI, which is within the range identified as “workforce housing” by the Urban Land Institute. Mr. Nash recommended approval of the project and commended Regent for working closely with the community in order to go above and beyond and improve neighborhood connectivity. Upon questions from the Authority, Regent confirmed that the required traffic studies have been completed and approved by SPI and DRC. Regent also

confirmed that the project will consist of two separate buildings. Upon a motion made by Mr. Hodge, which was seconded by Mr. Broadbent and Ms. Page, the Authority unanimously approved, with the exception of Dr. Bell, the letter of inducement for Regent.

Letter of Inducement for J5 Residential Holdings, LLC (“J5”): Mr. Ken Neighbors of Greenberg Traurig, LLP and Mr. Jay Clark of J5 appeared in connection with the request for a letter of inducement for the issuance of \$59,000,000 in taxable revenue bonds for the development of a multi-family project to be located at 763 Juniper Street NE in Midtown Atlanta. Mr. Neighbors explained that the project will consist of 150 apartments and approximately 258 parking spaces in a multiple level above and below ground garage structure. Mr. Clark stated that J5 reduced density due to the required transitional height plane, which reduces the impact to the surrounding community. Mr. Clark informed the Authority that the project will construct an environmentally friendly community that will attempt to achieve an Earthcraft™ Certification or equivalent and provide significant new landscaping and streetscape improvements as a result of extensive consultation with Midtown Alliance. The initiative includes masonry street level planters along all ground level street frontages and alley, green planting screens to conceal the parking deck where visible at street level, recessed unit patios, and enhancing the neighbors’ views of the property with landscaping built into apartment balconies along transitional height plane elevation to better integrate project into the existing midtown residential neighborhood and upcoming Juniper Street improvements. Mr. Clark explained that the target market will not be millennials, but instead be for a more mature audience and the average unit size will be 1,132 square feet. J5 has committed to provide pricing targets that will assure that 5% to 10% of the units in the project will be affordable to a household earning 100% to 150% of the AMI, which is within the range identified as “workforce housing” by the Urban Land Institute. Furthermore, monthly rent for those who are leasing workforce housing units will be capped at 30% of household income. Upon questions from the Authority, Mr. Clark confirmed that the project will contain one parking space per bedroom for a total of 258 parking spaces. Mr. Nash recommended approval of the project. Upon a motion made by Mr. Broadbent, which was seconded by Mr. Hodge, the Authority unanimously approved the letter of inducement for J5.

Letter of Inducement for Trillist Development, LLC (“Trillist”): Mr. Dan McRae and Mr. Chris Compton of Seyfarth Shaw LLP and Mr. Scott Leventhal of Trillist appeared in connection with the request for \$200,000,000 in taxable revenue bonds for the development of a mixed-use development to be located at 1122 Crescent Avenue (“Parcel A”) and 1138 Peachtree Street (“Parcel B”) in Midtown Atlanta. Parcel A will consist of a full-service hotel containing 213 guest rooms, 14,000 square foot spa and fitness facility, a hotel lounge, bar and dining facility, an all-day restaurant which will be located in the 10,000 square feet of retail space on the ground floor of the building, 10,000 square foot banquet and ballroom facility consisting of a 5,000 square foot ballroom and 3,600 square feet of additional meeting spaces, a pool bar/deck and other appropriate food and beverage and other hotel-related facilities for use as a part of the hotel’s operations, and a 390-space parking facility that will support the hotel and provide public parking for the Crescent Avenue corridor. Parcel B will consist of 268 multifamily rental units and 19,250 square feet of commercial retail space over several levels and will be supported by a ten level parking garage containing 541 spaces. Mr. McRae informed the Authority that Trillist is incorporating a number of system improvements that directly benefit the public. Trillist has worked closely with Midtown Alliance and is proposing an artscape program for the Crescent Avenue corridor that will provide public arts, sculptures, outdoor seating arrangements, enhanced, unique outdoor lighting, and possibly public Wi-Fi connectivity. Also, in order to

improve traffic in the area, the project will have vehicular access locations on both Peachtree Street and Crescent Avenue providing that all traffic exiting the buildings will be disbursed appropriately across the existing street grid and provide alternative access and egress to the Crescent Avenue and 14th Street intersection. Upon questions from the Authority, Mr. Leventhal confirmed that there will be approximately over 800 parking spaces and Mr. Horne confirmed that this is a standard ten year lease structure. Mr. Nash recommended approval of the project. Upon a motion made by Mr. Hodge, which was seconded by Mr. Broadbent and Mr. Page, the Authority unanimously approved, with the exception of Dr. Bell, the letter of inducement for Trillist.

Letter of Inducement for WP South Acquisitions, LLC (Alta Park Avenue Project) (“Wood Partners”): Mr. Dan McRae and Mr. Chris Compton of Seyfarth Shaw LLP and Mr. Johnson Bazzel of Wood Partners appeared in connection with the request for \$120,000,000 in taxable revenue bonds for the development of Alta Park Avenue, a multi-family project to be located between Phipps Boulevard, Wieuca Road, and Peachtree Road in Atlanta’s Buckhead submarket. The project will consist of 264 residential rental units. Mr. Bazzel explained that the project was originally zoned to be 39 stories tall, but in response to community input, Wood Partners significantly reduced both the density and height of the development to 26 stories. Mr. Bazzel also stated that approximately 20% of the units in the Project will be affordably priced to a two-person household earning less than 150% of AMI, which is within the range considered workforce housing by the Urban Land Institute. Mr. Nash recommended approval of the project. Upon a motion made by Mr. Hodge, which was seconded by Mr. Broadbent, the Authority unanimously approved the letter of inducement for Wood Partners.

Letter of Inducement for Peachtree at Stratford Apartments, LLC (“Peachtree at Stratford”): Mr. Dan McRae and Mr. Chris Compton of Seyfarth Shaw LLP and Mr. Ed Allen of Related Development, LLC appeared in connection with the request for \$130,000,000 in taxable revenue bonds for the development of a mixed-use project to be located at 3372-3374 Peachtree Road in Buckhead. The project will consist of 362 apartment units, 30,000 square feet of commercial space, and a parking deck with approximately 673 spaces. Mr. Allen explained that several system improvements will be made including the installation of sidewalks, pavers, street trees, decorative lighting and furniture per the SPI-12 design guidelines and the installation of a dedicated dog walk area. Also, in order to improve traffic in the area, Peachtree at Stratford will dedicate a portion of the project site for the construction of a right turn lane from Stratford Road to the southbound lane of Peachtree Road. Mr. McRae stated that approximately 25% of the units in the project will be affordable to a household earning less than 150% of AMI, which is within the range considered workforce housing by the Urban Land Institute. Upon questions from the Authority, Mr. Allen confirmed that the project will include approximately 673 parking spaces, a portion of which will be available to the public. Mr. Nash recommended approval of the project. Upon a motion made by Mr. Hodge, which was seconded by Mr. Metze, the Authority unanimously approved, with the exception of Dr. Bell, the letter of inducement for Peachtree at Stratford.

Letter of Inducement for JLB 99 West Paces Ferry LLC (“JLB 99”): Mr. Dan McRae and Mr. Chris Compton of Seyfarth Shaw LLP appeared in connection with the request for \$190,000,000 in taxable revenue bonds for the development of a two phased mixed-use project to be located at 99 West Paces Ferry in Buckhead. The project will consist of 550 residential rental units, 13,500 square feet of retail, and a parking deck with approximately 921 parking

spaces. JLB 99 will incorporate a number of system improvements benefitting the public including the installation of new storm water facilities to alleviate storm water issues in the area and construction of a road from Paces Ferry Place through the project that, with the assistance of the neighboring property owner, will connect to Andrews Drive. Mr. McRae stated that the 10% of the total unit count of the project will be affordable to a household earning between 130% and 150% of AMI, which is within the range considered workforce housing by the Urban Land Institute. Mr. Nash recommended approval of the project. Upon a motion made by Mr. Hodge, which was seconded by Ms. Page, the Authority unanimously approved the letter of inducement for JLB 99.

Letter of Inducement for Lennar Multifamily Communities, LLC (“Lennar”): Mr. Dan McRae and Mr. Chris Compton of Seyfarth Shaw LLP and Mr. Ray Crocker of Lennar appeared in connection with the request for \$105,000,000 in taxable revenue bonds for the development of a multi-family project to be located at 187, 195, and 203 13th Street in Midtown Atlanta. The project will consist of 309 residential rental units and a parking deck with approximately 396 spaces. Mr. McRae informed the Authority that the site is presently underutilized, consisting of three low-rise multifamily structures with between three and twelve units each. Some of these structures are overgrown and marred by graffiti. The project will replace the outdated architecture with a product that will enhance, not detract from, the neighborhood. Mr. Crocker explained that a number of system improvements will be incorporated including the burying and relocation of several utility lines, the construction of a series of terraced porches at the street level providing outdoor seating and gathering spaces along the street to improve pedestrian connectivity, and the introduction of storm water runoff management features that will benefit the site and neighboring properties. Additionally, Mr. Crocker informed the Authority that the project plans include showcasing public art from ArtLifting in common areas and the lobby which will be visible to the general public. ArtLifting is a social enterprise and benefit corporation that empowers artists who are homeless and disabled by showcasing and selling their artwork and creating opportunity, empowerment, and validation. ArtLifting provides these artists the chance to secure their own income through the sale of original paintings, prints, and products. Upon questions from the Authority, Mr. Crocker confirmed that the project will include approximately 396 parking spaces, a portion of which will be available to the public. Mr. Nash recommended approval of the project and stated that the project will contain 32 units, or 10% of the total unit count, that will be affordable to a household earning not more than 120% of AMI, which is within the range considered workforce housing by the Urban Land Institute. Upon a motion made by Mr. Broadbent, which was seconded by Ms. Page, the Authority approved, with the exception of Dr. Bell and Mr. Hodge abstaining, the letter of inducement for Lennar.

Letter of Inducement for AMRES Georgia LLC (“AMRES”): Mr. Dan McRae and Mr. Chris Compton of Seyfarth Shaw LLP and Mr. Nathan Hedges of AMRES appeared in connection with the request for \$210,000,000 in taxable revenue bonds for the development of a mixed-use project to be located at 1034 and 1041 Howell Mill Road and 1055 and 1077 Brady Ave in West Midtown. Mr. Hedges explained that the project will include 185,000 square feet of Class A technology oriented office building with 30,000 square feet of retail and a 409 unit apartment complex with 15,000 square feet of retail. The project will include two parking decks with approximately 1,130 spaces. Mr. Hedges explained that the project sites include a metal scrap yard and multiple low-rise, light-industrial buildings. Mr. Hedges stated that the project site has been recently described by the Atlanta Journal Constitution as an “eyesore in a gentrifying corridor.” The project will also restore to productive use of an environmentally contaminated

property. Because the project sites are located within the Atlanta Beltline tax allocation district, AMRES has committed to reserve 10% of the units within the residential developments for individuals and families earning at or below 80% of AMI, with rental rates that will not exceed 30% of household income for those individuals and families. The project is estimated to create approximately 500 full time jobs, 200 part time jobs and at least 2,000 construction jobs. Mr. Nash recommended approval of the project. Upon a motion by Mr. Hodge, which was seconded by Mr. Broadbent, the Authority unanimously approved the letter of inducement for AMRES.

Letter of Inducement for Paces Properties, LLC and Wood Partners, LLC (Atlanta Dairies Project) (“Paces and Wood Partners”): Mr. Dan McRae and Mr. Chris Compton of Seyfarth Shaw LLP and Mr. Merritt Lancaster and Mr. Johnson Bazzel of Paces and Wood Partners appeared in connection with the request for \$125,000,000 in taxable revenue bonds for the development of a mixed-use project to be located at 777 Memorial Drive. Mr. McRae informed the Authority that the project will include an approximately 40,000 square foot technology oriented office building with approximately 70,000 square feet of retail, 317 apartment units, and a parking deck with approximately 800 parking spaces. Mr. Lancaster explained that the project will be positioned to attract a variety of tenants, including the “TAMI” sector (technology, advertising, media, and information) companies and other complementing trends in Midtown. The project site is the former Atlanta Dairies complex and has been described by Atlanta Curbed development blog as decrepit and a moldering eyesore. Mr. Lancaster stated that the project’s design plans will radically transform Memorial Drive. The project has strong community support. Mr. Lancaster also informed the Authority that Paces and Wood Partners will incorporate a number of system improvements to benefit the public including the incorporation of a large outdoor plaza open to the public with the potential to host live music concerts, movie screenings and flea markets, installation of new storm water facilities to alleviate storm water issues in the neighborhood, and incorporation of significant landscaping and streetscape improvements. Upon questions from the Authority, Mr. Lancaster confirmed that Paces and Wood Partners will dedicate a portion of the project site for the construction of a road through the site of the project in order to improve traffic in the area and pedestrian access. Mr. Lancaster also confirmed that the project will include approximately 800 parking spaces, 400 of which will be available to the public. Paces and Wood Partners have committed to reserve not less than 10% of the total number of units in the project for households earning less than 80% of AMI, with rental rates that will not exceed 30% of household income. Mr. Nash recommended approval of the project. Upon a motion made by Mr. Hodge, which was seconded by Mr. Metze, the Authority unanimously approved the letter of inducement for Paces and Wood Partners.

ITEMS FOR APPROVAL:

GASB77 Proposal: Mr. Horne introduced Ms. Rose Burden and Mr. Dan Domenicucci of Ernst & Young and gave the Authority a brief background on Government Accounting Standards Board Rule 77 (“GASB 77”). In order to meet the disclosure requirements of GASB 77, an enormous burden will be placed on the Fulton County Board of Assessors (“Board of Assessors”). The Board of Assessors is the only entity within Fulton County that possesses information regarding every city’s tax revenue eligible for GASB 77 disclosure purposes. In an effort to alleviate the burden on the Board of Assessors, Ernst & Young was asked to provide a GASB 77 work proposal to the Authority. Ms. Burden stated that the Ernst & Young is committed to working efficiently and will leverage best practices. Ms. Burden emphasized the urgency of getting to work with the Board of Assessors soon in order to meet reporting requirements for the 2016 audits. Mr. Domenicucci explained that Ernst & Young’s plan is get

all the information organized and delivered accurately and efficiently. Upon questions from the Authority, Mr. Domenicucci confirmed that the GASB 77 requirement applies for the 2016 fiscal year audits. Mr. Domenicucci also explained the scope of work including part one, which involves disclosure and part two is the measurement of return on investment that can be provided as an appendix in the CAFRs. Ms. Burden informed the Authority that Ernst & Young will work at a lower blended hourly rate. Mr. Nash asked the Authority to review the scope of work documents provided and consider approval of the hourly rate fee for now and that Ernst & Young return to the Authority with an estimate of total costs once the amount of work to be done is identified. Upon a motion made by Mr. Broadbent, which was seconded by Ms. Page, the Authority unanimously approved that Mr. Nash and Chairman Shaw be delegated the authority to take the necessary steps to engage Ernst & Young to work on GASB 77 compliance and disclosure requirements on an hourly rate and return to the Authority when a total cost estimate is available.

Kresge Community Finance (“Kresge”): Ms. Bryan discussed the possibility of the Authority submitting a joint application with Urban Key CDE to Kresge in order to receive up to \$3,000,000 in grants to provide loans to small businesses. Ms. Bryan explained that this is only an application to be considered, and no commitment will be made by taking this step. After much discussion, the Authority agreed it would be best to put together a committee to review the proposal to gain a better understanding of the potential Authority involvement. Upon a motion by Mr. Broadbent, which was seconded by Ms. Page, the Authority unanimously approved the submission of a joint application with Urban Key CDE to Kresge, with the understanding that the Authority put together a committee to vet the program.

DAFC Office Renovation Update: Mr. Nash provided a brief update on the renovation of the Authority’s new office space. Furniture is scheduled to be delivered August 1, 2016. The target move-in date for the Authority and SELECT Fulton staff is mid-August. Mr. Nash informed the Authority that demolition and renovation costs were more than anticipated as a result of a modification to the technology improvements. Mr. Nash explained that in order to get the additional technology components the Authority and the office needs, an additional \$70,000 is required. Mr. Nash stated that the Authority originally approved up to \$350,000, and he would like to ask the Authority to increase the renovation budget cap to \$420,000. Upon a motion made by the Executive Committee, the Authority unanimously approved the renovation budget increase to \$420,000.

Minutes. The minutes from the Regular Monthly Meeting held on May 28, 2016 were presented to the Authority for approval. Upon a motion made by Dr. Jolley, which was seconded by Mr. Metze, the Authority unanimously approved, the minutes as presented.

ITEMS FOR DISCUSSION:

JDAMA Meeting: Chairman Shaw announced that the JDAMA’s next meeting will take place on July 12, 2016 and is hosted by DeKalb County.

NEXT MEETING:

Chairman Shaw announced that the Authority’s next Regular Meeting will be held on Tuesday, July 26, 2016, 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