

**DEVELOPMENT AUTHORITY OF FULTON COUNTY
SPECIAL CALL MEETING HELD ON
FRIDAY, NOVEMBER 13, 2020 AT 2:00 P.M.
HELD VIA VIDEOCONFERENCE**

MINUTES

Present were the following Members of the Authority:

Mr. Michel M. Turpeau – Chairman
Mr. Brandon Beach – Vice Chairman
Dr. Samuel D. Jolley, Jr. – Secretary
Mr. Sam Bacote – Treasurer
Mr. Robert J. Shaw – Chairman Emeritus
Mr. Steve Broadbent – Board Member
Mr. Walter Metze – Board Member
Mr. Kyle Lamont – Board Member
Mr. Tom Tidwell – Board Member

Also present were Mr. Al Nash, CEO/Executive Director of the Authority, Ms. Sandra Z. Zayac and Ms. Lauren W. Daniels, attorneys for the Authority, and Ms. Marva Bryan, Ms. Doris Coleman, and Ms. Sabrina Kirkland, staff of the Authority.

Chairman Turpeau called the meeting to order and Dr. Jolley gave the invocation.

RECOGNITION OF VISITORS: Also present were Mr. Edward Leidelmeijer of Commissioner Hausmann’s office and Ms. Maggie Lee of Saporta Report.

COVID-19 UPDATE, GROUND RULES AND PUBLIC COMMENT: Chairman Turpeau explained the Authority would continue to temporarily hold its monthly Board meetings via Zoom videoconference and teleconference in accordance with the Open Meetings Act (O.C.G.A. Section 50-14-1 (g)) in light of the COVID-19 pandemic and the emergency declaration by Governor Brian Kemp. Chairman Turpeau explained the ground rules for participating in the Zoom videoconference and teleconference meeting and announced that the Board would accept public comments in advance of Authority meetings via email. Chairman Turpeau announced that all such comments should be sent to Doris.Coleman@fultoncountyga.gov by 10:00 a.m. on the date of the applicable meeting. Chairman Turpeau further announced that any guests that would like to be recognized as being present for the Regular Meeting should also send an email to Doris.Coleman@fultoncountyga.gov so that their attendance may be formally documented in the minutes. Chairman Turpeau invited the public to visit the homepage of the DAFC website at www.developfultoncounty.com for the most up-to-date information regarding DAFC meetings.

NEW BUSINESS:

Letter of Inducement for RangeWater Development, LLC (“RangeWater”). Mr. Dan McRae of Seyfarth Shaw LLP and Ms. Mia McKinney and Mr. Joe Martinez of RangeWater appeared in connection with the request to approve a letter of inducement for the issuance of \$55,000,000 in taxable revenue bonds for the development of approximately 323 residential units, including affordable housing units, 1,200 square feet of commercial/retail space, and surface parking to be located at 1246 Allene Avenue SW in the City of Atlanta. More specific details are described in the Fact Sheet included as part of this item posted on the Authority’s website. Before proceeding with discussion, Chairman Turpeau announced that the Authority

staff had received six emails/letters of support for the RangeWater project (attached hereto as “Exhibit A”) in advance of this Special Call Meeting and that such emails/letters had been distributed to the Board. In the interest of time, Chairman Turpeau then read two of the emails/letters into the record. Upon a motion made by Mr. Lamont, which was seconded by Dr. Jolley, the Authority unanimously approved the letter of inducement for RangeWater.

ITEMS FOR DISCUSSION/APPROVAL:

Updates to DAFC Bylaws: Proposed updates to the Authority’s Bylaws were presented to the Authority for approval. Upon a motion made by Mr. Lamont, which was seconded by Mr. Bacote, the Authority approved, with the exception of Mr. Tidwell abstaining, the updates to the Authority’s Bylaws as presented.

Economic Development and Services Agreement: A draft of the Economic Development and Services Agreement, by and between the Authority and Fulton County, was presented to the Authority for approval. Upon a motion made by Dr. Jolley, which was seconded by Mr. Metze, the Authority unanimously approved the Economic Development and Services Agreement as presented.

NEXT MEETING:

Chairman Turpeau announced that the Authority’s next Regular Meeting is scheduled for Tuesday, November 17, 2020 via Zoom videoconference and teleconference. Chairman Turpeau reminded the public to visit the Authority’s website at <http://www.developfultoncounty.com> for updates on upcoming meetings.

There being no further business, the meeting was adjourned.

Samuel D. Jolley, Jr.
Dr. Samuel D. Jolley, Jr., Secretary

EXHIBIT A

[Attached.]



November 11, 2020

Dr. Honey Meadows
The Westside School
1243 Allene Ave. SW
Atlanta, Ga 30310

Re: Exide Battery Redevelopment

Dear Al Nash,

Please consider this letter of enthusiastic support for the Exide Battery Factory redevelopment project in the Capitol View neighborhood.

I'm the owner of The Westside School located directly across from the potential development site on Allene Avenue. The excitement and anticipation about the project is echoed by many of the residents that live on Allene Avenue. I'm a long-term stakeholder. I was raised in this community, my extended family resides here, and I am now the owner of a successful small business within this community. It has always been my hope that investments would be made in Southwest Atlanta.

The Atlanta Beltline in addition to the development projects it attracts can be transformative for Capitol View. Redevelopment of the Exide Battery Factory will help meet the goals of affordable housing, economic recovery, livable intown communities, and the overall revitalization of metropolitan Atlanta. The Capitol View community needs every opportunity to restore economic viability. The redevelopment will aid in the growing problem of unaffordable housing in the City of Atlanta. The need for affordable housing options in Atlanta can't be overstated. Our school often supports families that struggle with the growing cost of intown living.

Additionally, the current dilapidated structure is an eye sore, blight, and potentially dangerous as squatters trespass. New housing and trails to the Beltline would be a much better utilization of the space.

From my observations in multiple NPU meetings Rangewater Real Estate has illustrated a willingness to consider and implement community recommendations. I hope that this letter of support is helpful to your team, as you reach a decision to act favorably upon this development project.

Dr. Honey Meadows

From: CHRISTINA MENDOZA [<mailto:christina@pirkleinc.com>]
Sent: Monday, November 9, 2020 11:37 AM
To: anash@dafc.us;
Cc: Coleman, Doris <Doris.Coleman@fultoncountyga.gov>
Subject: Future Allene Avenue Redevelopment

November 9, 2020

Mr. Michel Turpeau and Mr. Al Nash
Development authority of Fulton County

RE: Future Allene Avenue Redevelopment by RangeWater Real Estate

I wish to provide this letter of support for the future redevelopment opportunity existing at 1246 Allene Avenue in Atlanta.

In 2019, Atlanta Beltline Inc. made an intentional decision to start the paving of the Southside Beltline Trail from Allene Avenue in southwest Atlanta. The catalyzing effect from that decision has sped up the growth of neighborhoods such as Capitol View and local businesses in the area. This wave of growth has resulted in a new generation of residents to the area's six historic neighborhoods, the creation of value for single-family homes, connectivity and the redevelopment of properties that sat dormant or underused for more that 20-30 years into class A retail or mixed-use properties.

1246 Allene Avenue is an example of a property that has sat dormant for far too long. The redevelopment of this property will result in class A asset that will strengthen Capitol View and the other connected neighborhoods. The new density will lead to more frequenting of the Southside and Westside Beltrines, parks and the West End MARTA station. The density will bloom into economic support within a 3-mile radius for existing local businesses and new class A developments such as Lee & White, Pittsburgh Yards and the MET. In the big picture, the development below I-20 in southwest Atlanta.

In conclusion, I believe that RangeWater's development would be the beginning of a critical mass of residential living in the southwest Atlanta market. It would be a definitive step in the evolution of an urban infrastructure from an industrial past that is proximate to job centers, transit, trails, green space and consists of walkable multi-family and retail connected to the areas' historic neighborhoods. This development would produce a present victory and a bright future possibility for Capitol View, the surrounding neighborhoods, commercial tenants and commercial owners.

Respectfully David Pirkle Jr.

Concern citizen of this area



Amina Property LLC

2840 N.E. Expressway Suite #116, Atlanta GA 30345
(404)-610-8821

November 11, 2020

Mr. Michel Turpeau and Mr. Al Nash
Development Authority of Fulton County

Al Nash anash@dafc.us
Michel Turpeau
Coleman, Doris Doris.Coleman@fultoncountyga.gov

RE: Future Allene Avenue Redevelopment by RangeWater Real Estate

Dear Mr. Turpeau and Mr. Nash,

I wish to provide this letter of support for the future redevelopment opportunity existing at 1246 Allene Avenue in Atlanta.

In 2019, Atlanta Beltline Inc. made an intentional decision to start the paving of the Southside Beltline Trail from Allene Avenue in southwest Atlanta. The catalyzing effect from that decision has sped up the growth of neighborhoods such as Capitol View and local businesses in the area. This wave of growth has resulted in a new generation of residents to the area's six historic neighborhoods, the creation of value for single-family homes, connectivity and the redevelopment of properties sitting dormant or underused for more than 20-30 years into class A retail or mixed-use.

1246 Allene Avenue is an example of a property that has sat dormant for far too long. The redevelopment of this property will result in a class A asset that will strengthen Capitol View and the other connected neighborhoods. The new density will lead to more frequenting of the Southside and Westside Beltlines, parks and the West End MARTA station. The density will bloom into economic support within a 3-mile radius for existing local businesses and new class A developments such as Lee & White, Pittsburgh Yards and the MET. In the big picture, the development of this property will erase any doubt that some companies may have about executing a class A development below I-20 in southwest Atlanta.

In conclusion, I believe that RangeWater's development would be the beginning of a critical mass of residential living in the southwest Atlanta market. It would be a definitive step in the evolution of an urban infrastructure from an industrial past that is proximate to job centers, transit, trails, green space and consists of walkable multi-family and retail connected to the areas' historic neighborhoods. This development would produce a present victory and a bright future possibility for Capitol View, the surrounding neighborhoods, commercial tenants and commercial owners.

Please feel free to contact me with any questions or concerns.

Amina Hassanal

NAME OF PROPERTY OWNER **AMINA HASSANALI M.D.**
 TITLE **OWNER/MEMBER**
 ADDRESS **2840 N.E. EXPRESSWAY Atlanta GA 30345 suite 116**
 PHONE **404-610-8821**
 E-MAIL **draminahassanal@gmail.com**

From: Nicholas Steen <nwsteen@gmail.com>
Date: November 11, 2020 at 7:23:03 PM EST
To: anash@dafc.us,
Subject: Exide Technologies Plant Redevelopment

Mr. Nash and Mr. Turpeau,

I hope you both are doing well and staying safe! Thank you for all of your work and help in directing investment in this great county.

I support--unequivocally--the redevelopment of 1246 Allene Avenue as multifamily apartments. I support this redevelopment because the added population density, and the associated spending power and tax income, will create jobs, and provided much needed funding for our schools. I support this redevelopment, because it is consistent with the conceptual vision for the BeltLine, wherein the highest density uses are located directly along the transit corridor. I support this redevelopment, because the alternative is a vacant battery factory.

As a resident of West End since 2016, I have seen firsthand the benefits of investment in this community. I have also watched projects such as Murphy Crossing drag on, mired in political bickering, while other communities *in Atlanta* receive the kind of investment and jobs that could have been a wellspring of economic opportunity for this community.

RangeWater's development is a small, yet critical piece in the economic development puzzle for our community. It's not the only type of investment we need, of course. But it will be a brick in the road towards a diverse, vibrant, and thriving community. We should not be so proud to think that investment needs us, rather than the other way around.

Thank you,

--

Nicholas Steen
1562 Beecher Street SW
Atlanta, GA 30310
nwsteen@gmail.com (704-905-1447)



November 12, 2020

Doris Coleman doris.coleman@fultoncountyga.gov
Al Nash anash@dafc.us
Michel Turpeau

RE: Future Allene Avenue Redevelopment by RangeWater Real Estate

Dear Mrs. Coleman, Mr. Turpeau, and Mr. Nash,

I wish to provide this letter of support for the future redevelopment opportunity existing at 1246 Allene Avenue in Atlanta.

In 2019, Atlanta Beltline Inc. made an intentional decision to start the paving of the Southside Beltline Trail from Allene Avenue in southwest Atlanta. The catalyzing effect from that decision has sped up the growth of neighborhoods such as Capitol View and local businesses in the area. This wave of growth has resulted in a new generation of residents to the area's six historic neighborhoods, the creation of value for single-family homes, connectivity and the redevelopment of properties sitting dormant or underused for more than 20-30 years into class A retail or mixed-use.

1246 Allene Avenue is an example of a property that has sat dormant for far too long. The redevelopment of this property will result in a class A asset that will strengthen Capitol View and the other connected neighborhoods. The new density will lead to more frequenting of the Southside and Westside Beltlines, parks and the West End MARTA station. The density will bloom into economic support within a 3-mile radius for existing local businesses and new class A developments such as Lee & White, Pittsburgh Yards and the MET. In the big picture, the development of this property will erase any doubt that some companies may have about executing a class A development below I-20 in southwest Atlanta.

In conclusion, I believe that RangeWater's development would be the beginning of a critical mass of residential living in the southwest Atlanta market. It would be a definitive step in the evolution of an urban infrastructure from an industrial past that is proximate to job centers, transit, trails, green space and consists of walkable multi-family and retail connected to the areas' historic neighborhoods. This development would produce a present victory and a bright future possibility for Capitol View, the surrounding neighborhoods, commercial tenants and commercial owners.

Please feel free to contact me with any questions or concerns.

Melanie Wade Styles

Owner/Operator- Cultured South Fermentation Co.

1038 White Street SW Suite A & C Atlanta GA 30310

770 823 9568

Melanie@culturedsouth.com

To Whom it May Concern,

I live on Allene Ave. in the Capitol View neighborhood. The same street that the abandon Exide Battery factory sits on. I would like to express my strong support for the redevelopment of the battery factory.

This project is important to me because my house is adjacent to the old factory. It would improve my quality of life and my neighborhood if apartments were built. Some of the community members in opposition to project don't live on this street. Therefore, they don't have to see the deteriorated building marked with graffiti everyday as I do.

Redevelopment of the factory will increase the aesthetic and property value in this neighborhood. Capitol View is in need of investment and I worry that if this project is not approved it may be years before another opportunity comes along.

I've attended two NPU Zoom meetings and listened to details about the project. I think the developers have a quality design and product. Again, I strongly recommend and support the renovation of the old Exide Battery factory.

Quadarious Sherman
1255 Allene Ave SW
Atlanta, Ga 30310

 11-12-2020