

**DEVELOPMENT AUTHORITY OF FULTON COUNTY  
REGULAR MEETING HELD ON  
TUESDAY, MAY 18, 2021 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  
Mr. Sam Bacote – Treasurer  
Mr. Robert J. Shaw – Chairman Emeritus  
Mr. Walter Metze – Board Member  
Mr. Kyle Lamont – Board Member  
Mr. Tom Tidwell – Board Member

Also present were Ms. Sandra Z. Zayac, Ms. Lauren W. Daniels, and Ms. Margaret Scharle, attorneys for the Authority, and Ms. Marva Bryan and Ms. Doris Coleman, staff of the Authority.

Chairman Turpeau called the meeting to order and Mr. Lamont gave the invocation.

**RECOGNITION OF VISITORS:** Also present were Mr. Edward Leidelmeijer of Commissioner Hausmann’s office, Ms. Jenn Thomas of Commissioner Morris’ office, Mr. Samir Abdullahi of Select Fulton, and Ms. Dyana Bagby of the Atlanta Business Chronicle.

**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](mailto:Doris.Coleman@fultoncountyga.gov) before 10:00 a.m. on the date of the applicable meeting in order for the comments to be distributed to the Board and included in the official minutes of the Authority.

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](mailto: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](http://www.developfultoncounty.com) for the most up-to-date information regarding DAFC meetings.

**OLD BUSINESS:**

**Resolution to Approve the Amendment to the Leasehold Deed to Secure Debt for Georgia Tech Facilities, Inc., Series 2019 (the “Georgia Tech Facilities Project”).** Ms. Caryl Smith of Hunton Andrews Kurth LLP appeared in connection with the request to approve an amendment of the Leasehold Deed to Secure Debt for the Georgia Tech Facilities Project, which would allow for Georgia Tech Facilities, Inc. to release approximately 17,000 square feet of the land back in fee ownership to the Board of Regents. Upon a motion

made by Chairman Emeritus Shaw, which was seconded by Mr. Lamont, the Authority unanimously approved the amendment for the Georgia Tech Facilities Project.

Final Bond Resolution for Reserve at Hollywood LLC (“Reserve at Hollywood”). Mr. David Williams and Mr. Jamie Garner of Butler Snow LLP and Mr. Justin Gregory and Mr. George Tullos of MVAH Partners appeared in connection with the request for a final bond resolution for the issuance of \$52,000,000 in federally tax-exempt revenue bonds for the development of an approximately 288-unit affordable housing facility, including approximately 108 one-bedroom, 156 two-bedroom and 24 three-bedroom units within three four-story buildings be located at 1634 Hollywood Road 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. Upon a motion made by Mr. Lamont, which was seconded by Mr. Bacote, the Authority unanimously approved the final bond resolution for Reserve at Hollywood.

#### NEW BUSINESS:

Letter of Inducement for Project Dash (“Project Dash”). Ms. Betty McIntosh of Cushman & Wakefield and Mr. Samir Abdullahi of Select Fulton appeared in connection with the request to approve a letter of inducement for the issuance of \$150,000,000 in taxable revenue bonds for the expansion of the e-commerce distribution capacity of an existing distribution center through added automation located in the South Fulton Region. More specific details are described in the Fact Sheet included as part of this item posted on the Authority’s website. Upon a motion made by Mr. Beach, which was seconded by Chairman Emeritus Shaw, the Authority unanimously approved the letter of inducement for Project Dash.

Letter of Inducement for Fairfield Piedmont LLC (“Fairfield Piedmont”). Mr. Dan McRae and Mr. Jeff Chesnut of Seyfarth Shaw LLP and Mr. Richard Munger and Mr. Bryan Condie of Fairfield Residential Company LLC appeared in connection with the request to approve a letter of inducement for the issuance of \$100,000,000 in taxable revenue bonds for the redevelopment of the vacant 1960’s era motor lodge into a Class A multifamily facility consisting of approximately 392 residential units, including affordable units, and related office space, amenities and an approximately 500-space internal parking deck to be located at 1944 Piedmont Circle 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. Upon a motion made by Mr. Lamont, which was seconded by Chairman Emeritus Shaw, the Authority, with the exception of Mr. Tidwell who abstained, approved the letter of inducement for Fairfield Piedmont.

#### ITEMS FOR APPROVAL:

Minutes. The Authority delayed the approval of the minutes from the Regular Meeting held on April 27, 2021 due to Dr. Jolley’s absence. Chairman Turpeau announced that the minutes would be approved at the Special Call Meeting scheduled for May 25, 2021.

Resolution to Approve Selection of Interim Executive Director. Chairman Turpeau announced that Mr. Beach would conduct the remaining portion of the meeting. Chairman Turpeau further announced that he would recuse himself from voting and leave the meeting in order to refrain from discussions and voting on this matter. Chairman Turpeau left the meeting at approximately 2:50 p.m.

Mr. Beach presented the resolution to approve Chairman Turpeau as the Interim Executive Director (the “Resolution”) of the Authority and announced that the approval of the Resolution was recommended by the Executive Committee. Mr. Beach noted that while Chairman Turpeau did not request the position, given the recent difficulty in finding an executive director and the need for continued leadership, an Interim Executive Director would be needed to temporarily handle the day-to-day management of the Authority, including organizational, budgetary and monetary matters. Mr. Beach emphasized that the search for a

permanent executive director would continue. Upon discussion among the Authority, the Authority agreed that Chairman Turpeau would serve as Interim Executive Director for a period not to exceed 6 months, with the ability of the Authority to replace Chairman Turpeau at any time during the period upon the selection of an executive director. Upon a motion made by Mr. Lamont, which was seconded by Chairman Emeritus Shaw, the Authority, with the exception of Mr. Tidwell who voted no, approved the Resolution with the revision that Chairman Turpeau would serve as Interim Executive Director for a period not to exceed 6 months. Attached as Exhibit "A" is the notice to the Daily Report regarding the potential conflict.

NEXT MEETING:

Mr. Beach announced that the Authority's next Special Call Meeting is scheduled for Tuesday, May 25, 2021 via Zoom videoconference and teleconference and the next Regular Meeting is scheduled for Tuesday, June 22, 2021 via Zoom videoconference and teleconference. Mr. Beach reminded the public to visit the Authority's website at <http://www.developfultoncounty.com> for updates on upcoming meetings.

A motion to adjourn the meeting was made by Mr. Lamont, seconded by Mr. Beach, and approved by all members present.

There being no further business to discuss, the meeting was adjourned at approximately 3:01 p.m.

Kyle Lamont  
Mr. Kyle Lamont, Board Member

**Exhibit A**

[Attached.]



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136 Pryor Street, SW  
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PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA  
COUNTY OF FULTON

In Re: Ad # **525003**

Before me, the undersigned, a Notary Public, this day personally came the undersigned who, being duly sworn, according to law, says she is an agent for the ALM, LLC publishers of the Daily Report, the official legal organ of Fulton County, published in Atlanta, Georgia, in said county and state, and that the publication, of which is annexed is true copy, was published in said newspaper as provided by law on the following dates: 4/19/21 \_\_\_\_\_

*Alexia Seal*  
Agent of the Daily Report

Sworn to and subscribed before me this  
19th day of April, 2021

*K. Mosley*

Signature, Notary Public  
K. Mosley

My Commission Expires Apr. 22, 2022  
Location: Fulton County, Georgia



**NOTICE TO THE PUBLIC**

The Development Authority of Fulton County (the "Authority") is considering the adoption of a resolution at its **May 18, 2021** meeting, which will appoint Chairman Michel M. Turpeau as Interim Executive Director for the Authority. Mr. Turpeau will take on those responsibilities on May 19, 2021, for an expected period of up to 6 months. This notice is to provide at least 30 days' notice to the public that as the current Chairman, Mr. Turpeau's service as Interim Executive Director will constitute an interest or involvement with the Authority as he will be receiving compensation for his service as Interim Executive Director, while continuing to serve on an uncompensated basis as Chairman of the Authority. The Authority has been made aware of the involvement by Chairman Turpeau and will make a determination at its meeting on May 18, 2021 whether the proposed arrangement is acceptable. Mr. Turpeau will recuse himself and leave the meeting in order to refrain from discussions and voting on the matter.  
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