

**DEVELOPMENT AUTHORITY OF FULTON COUNTY
SPECIAL CALL MEETING HELD ON
TUESDAY, OCTOBER 19, 2021 AT 9:00 A.M.
HELD VIA VIDEOCONFERENCE**

MINUTES

Present were the following Members of the Authority:

Mr. Michel M. Turpeau – Chairman
Mr. Brandon Beach – Vice Chairman
Mr. Kyle Lamont – Secretary
Mayor Bodker – Treasurer
Mr. Tom Tidwell – Board Member
Ms. Jo Anna Potts – Board Member
Dr. Mike Looney – Board Member
Ms. Erica Long – Board Member

Also present were Ms. Sarah-Elizabeth Langford, Interim 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.

RECOGNITION OF VISITORS: Also present were Ms. McKenzie Wren of Wren Consulting, Ms. Gayle Burnett of Peace of Culture, Mr. Samir Abdullahi of Select Fulton, Mr. Michael Leithead of Leithead Consulting, LLC, Mr. Jim Stevens, Ms. Diana Reddy and Ms. Denise Card of On-Call Accounting, and Mr. Scott Trubey of The Atlanta Journal-Constitution.

Chairman Turpeau called the meeting to order and turned the meeting over to Ms. Wren and Ms. Burnett in order to facilitate the Board Retreat.

ITEMS FOR DISCUSSION:

Board Retreat. Ms. Wren and Ms. Burnett introduced themselves and outlined the agenda items for discussion. Ms. Wren and Ms. Burnett further outlined key components to facilitate the Board Retreat, including bringing forward different perspectives without judgement, looking at Fulton County as an ecosystem, identifying social and cultural problems, and listening for a deeper understanding. The Authority then discussed individual thoughts on the purpose and goals of the Authority, benefits the Authority is bringing to Fulton County, the importance of those benefits, how to know when the Authority has been successful in achieving its goals, and the unintended consequences of the Authority's development decisions. This discussion included several overarching topics, including expanding the tax base, retaining and attracting businesses, development in historically black communities, displacement and equity concerns, affordable and workforce housing, the consideration of current residents vs. future residents, the public misconception of giving away taxpayer dollars, being competitive against other counties, states, and countries, the halo effect, the "but-for" test and related scalability concerns, labor shortages, and community needs.

Ms. Langford then led discussion by outlining the basic legal foundations of the Authority, including explaining how the Authority was created, restating the Authority's mission as stated in the Bylaws, and naming two general actions that the Authority can take by facilitating (i) federally taxable and tax-exempt

transactions for qualifying projects, including certain projects for non-profit organizations; and (ii) tax incentive projects. Ms. Langford further discussed the “but-for” test, the hurdle rate and next steps of formalizing criteria to present to the Members of the Authority for consideration.

The Authority concluded discussion by highlighting and prioritizing the needs of the Authority moving forward.

A motion to adjourn the meeting was made by Chairman Turpeau, seconded by Vice Chairman Beach, and approved by all Members present.

There being no further business to discuss, the meeting was adjourned at approximately 3:00 p.m.

 Kyle Lamont
Kyle Lamont, Secretary