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The Development Authority of Fulton County Newsletter

September 2016

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Robert J. (Bob) Shaw



When it comes to economic development, big catches and brand names grab the headlines, but the real job generators in a community are its small and medium-sized businesses. While the Development Authority of Fulton County typically plays a role in landing the big name employers, a primary function is creating opportunities for small and medium sized businesses looking to relocate or expand in Fulton County, too.

The vital role of small and medium-

DAFC's e-Newsletter

Welcome to the Development Authority of Fulton County's (DAFC) e-newsletter. Each quarter, we will bring to you the latest economic development news in Fulton County.

We welcome the opportunity to explore taxable and tax-exempt revenue bond financing options and can assist in identifying all existing resources and incentives available to your organization. We invite you to contact us directly at 404-612-8078 or search our website at www.developfultoncounty.com for additional information.

DAFC Assists Miller Zell on Fulton Industrial Project

The DAFC recently closed a \$16 million taxable bond financing transaction for 6100 Fulton Industrial Partners, LLC to finance the acquisition, development and equipping of a 311,000 square foot building to serve as Miller Zell Inc.'s world headquarters to be located at 6100 Fulton Industrial Boulevard in Fulton County, Georgia.

Miller Zell is a printing company that prints store signage for several large companies including Wal-Mart, Walgreens, Weight Watchers, and Metro PCS. Miller Zell currently has 265 employees and the development of the new headquarters will generate an additional 40 new jobs in Fulton County.

Miller Zell has had an office location in South Fulton for the past 50 years, and because the company has seen vast improvements in safety and growth in the area due to economic development, the company has decided to make an investment at 6100 Fulton Industrial Boulevard.

sized businesses in the economy has received substantial attention in recent years from academics, politicians and the economic development community. That's because study after study has proven that small business entrepreneurs create not only the majority of new jobs in the United States, but often the highest quality jobs.

Unfortunately, the growth rate of the small business sector has diminished somewhat in recent years, so DAFC, working with the State of Georgia, offers a number of opportunities for small and medium-size businesses.

For example, DAFC can assist entrepreneurs with small business tax credits, micro loans and facilitating communications with community financial institutions with small business programs.

Green loans are available from lending institutions for eco-friendly products or services, while the state's Angel Investor Tax Credits open new financing for growing start-ups. There are also a range of federal grants and loans available.

Our website - www.developfultoncounty.com - offers in-depth information and assistance for any sized business. Also, you can call our offices at 404-612-8078 to talk with one of our economic development specialists about how the Development Authority of Fulton County can help your business thrive in Fulton County.

Bob Shaw

Board of Directors

Robert J. Shaw
Chairman
rshaw@dafc.us

Dr. John E. Maupin, Jr.
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Miller Zell's new headquarters, Fulton County, GA

Pollack Shores and DAFC Cooperate on 1270 Spring Street Development

The DAFC recently closed a \$58,500,000 taxable bond financing for 1270 Spring Street Development, LLC to finance the development, a mixed-used use project to be located at 1270 Spring Street in Midtown Atlanta. The project will include 258 residential rental units, 10,900 square feet of ground floor retail, and parking deck with 385 spaces.

The project site has been vacant for over 10 years and was previously under-utilized as a Georgia Department of Transportation storage site and a detention pond. The development of the project will create approximately 30 full time jobs, 20 part time contract/service jobs and at least 150 construction jobs.

The site is currently being carried at an appraised fair market value of \$3,604,200. Once complete, the project will increase the property value to an estimated fair market value of \$58,500,000, generating a significant increase in property taxes for Fulton County.

"We are excited to continue to bring the live-work-play lifestyle to the Midtown neighborhood," said Michael Blair, Managing Director, Pollack Shores. "Our goal is to help communities grow responsibly with a focus on quality of life and increasing walkability in the City of Atlanta."

Penn Hodge

Regina Page

Staff

Robert J. Shaw
Chairman
rshaw@dafc.us

Alvin "Al" Nash
Executive Director
anash@dafc.us

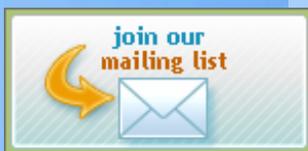
Marva Bryan
Accounting Manager/Tax Incentive Analyst
marva.bryan@fultoncountyga.gov

Doris Metcalfe Coleman
Office Administration Manager/Compliance Manager
doris.coleman@fultoncountyga.gov

Sabrina Kirkland
Executive Assistant/Technology Associate
sabrina.kirkland@fultoncountyga.gov

Lewis C. Horne, Jr.
Authority Counsel/Attorney at Law

Sandra Zayac
Authority Counsel/Attorney at Law



Pollack Shores Spring Street Development, Atlanta, GA

Atlanta Business Chronicle Highlights DAFC Role in South Fulton

The Atlanta Business Chronicle recently printed an op-ed piece by DAFC Executive Director Al Nash highlighting the Authority's role in the current renaissance of South Fulton County. Nash noted that over the past two years, the area has attracted more than \$597 million in new investments.

Nash highlighted the investments made by Chick-Fil-A, Delta Airlines, Google, Porsche and Walmart.com as indicative of the "dynamic real estate market, an authentic downtown experience, growing communities and a positive economic outlook" for an evolving South Fulton market.

According to Nash, companies are choosing South Fulton to capitalize on the logistical and transportation opportunities that exist in South Fulton, such as Atlanta Hartsfield-Jackson Airport and a strong regional roadway connection.