



# The Development Authority of Fulton County Newsletter

Spring 2018

## In This Issue

**HP Atlanta Centennial Park**

**Red Rock Developments**

**Georgia Tech Facilities, Inc**

## Board of Directors

Robert J. Shaw  
Chairman  
[rshaw@dafc.us](mailto:rshaw@dafc.us)

Steve Broadbent  
Vice Chairman

Walter Metzger  
Treasurer

Dr. Samuel D. Jolley, Jr.  
Secretary

Samuel Bacote

Dr. Michael Bell

Sarah Cash

Michel Turpeau

## Staff

Robert J. Shaw  
Chairman  
[rshaw@dafc.us](mailto:rshaw@dafc.us)

Alvin "Al" Nash  
Executive Director  
[anash@dafc.us](mailto:anash@dafc.us)

## 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](http://www.developfultoncounty.com) for additional information.

## From the Chairman...

Robert J. (Bob) Shaw



If the first objective of any legislative session is, like medicine, first do no harm, the 2018 General Assembly easily passed that test. In fact, several positive initiatives came from the 2018 session:

Workforce Development - a bill requiring local schools to work with each student to identify a career goal followed by a plan and course of study that helps the student attain that career, a move designed to help fill critical workforce shortages.

Data Center Incentives - The legislature approved a data center sales tax exemption for equipment purchases over greater than \$250 million completed over seven years.

Business Courts - This constitutional amendment creates a special superior court system statewide to hear intricate businesses cases outside the normal court system.

Transit Legislation - The General Assembly finally gave the metro area a framework for a true regional transit network.

Non-Transit Rail Improvements - Atlanta started as a railroad town and SB 89 streamlines state investment in this critical infrastructure. Additional freight rail capacity is needed to relieve

**Marva Bryan**  
*Accounting Manager/Tax Incentive Analyst*  
[marva.bryan@fultoncountyga.gov](mailto:marva.bryan@fultoncountyga.gov)

**Doris Metcalfe Coleman**  
*Office Administration Manager/Compliance Manager*  
[doris.coleman@fultoncountyga.gov](mailto:doris.coleman@fultoncountyga.gov)

**Sabrina Kirkland**  
*Executive Assistant/Technology Associate*  
[sabrina.kirkland@fultoncountyga.gov](mailto:sabrina.kirkland@fultoncountyga.gov)

**Shelby Uribe**  
*Authority Counsel/Attorney at Law*

**Sandra Zayac**  
*Authority Counsel/Attorney at Law*



road congestion and accommodate Georgia's growing port activity.

## **HP Atlanta Centennial Park JV LLC:**

The DAFC recently closed a \$48 million taxable bond transaction for the Hyatt Place hotel at 300 and 306 Luckie Street. The development features 175 guest rooms, fitness center, lobby bar and food service area, pool, 2,000 square feet of meeting space, 5,000 square feet of third party retail, and 85-space parking deck.



Located near Centennial Park, it targets families and other tourists visiting sites like the World Congress Center, the Georgia Aquarium, and the College Football Hall of Fame. Overall, the project will create 85 full time jobs and 300 to 350 construction jobs.

## **Red Rock Developments:**

The DAFC recently closed a \$55 million taxable bond deal to develop two high-tech warehouse distribution facilities, being developed by Red Rock Developments, and Saben, LLC at Shugart Farms Phase II, located at 8500 Tatum Road within the City of Palmetto.



The initial project phase, which includes a 1,000,000 square foot distribution facility and 10,000 square feet of office space, will lead to phase two, which includes a 1,500,000 square foot facility and 15,000 square feet of office space.

The development includes significant system improvements, including paving Tatum Road and installing a water line extension within the City of Palmetto. Each project phase will generate 400 permanent jobs and 500 construction jobs, thus creating 800 permanent jobs and 1,000 construction jobs.

"The Red Rock Developments team was very impressed with the hands-on approach the Development Authority provided along with a very efficient process led by top notch professionals. We are grateful for Al Nash and his team's tremendous efforts," said a company spokesperson.

## Georgia Tech Facilities, Inc.:

The DAFC recently closed a \$35,360,000 tax-exempt bond transaction for Georgia Tech Facilities, Inc., a Georgia nonprofit corporation, to construct an administration building and parking deck on a 1.8-acre lot at the intersections of Greenfield Street, 9th Street, and Dalney Street on the Georgia Institute of Technology ("Georgia Tech") campus.



The project provides additional research office space for Georgia Tech. Overall, the project retains 7,103 full time jobs.



Sen. Brandon Beach is sworn in as the newest member of the Development Authority of Fulton County representing North Fulton County. In addition to serving in the Georgia Senate, he is executive director of the North Fulton Community Improvement District.