

PRELIMINARY AGENDA
Development Authority of Fulton County
(AGENDA SUBJECT TO CHANGE)
REGULAR MEETING (IN-PERSON)
141 PRYOR STREET SW, SUITE 2052 (PEACHTREE LEVEL)
ATLANTA, GEORGIA 30303
Tuesday, July 23, 2024
2:00 p.m.

This public meeting will be physically conducted in Develop Fulton's conference room at 141 Pryor Street SW, Suite 2052 (Peachtree Level), Atlanta, Georgia 30303 and via Zoom teleconference/ videoconference.

We invite the public to participate in person or via Zoom, which can be accessed by joining <https://us02web.zoom.us/j/86964032025?pwd=SFRzWFVKMUwzUGdLYmFFejQwci9RQT09> or dialing 1-646-558-8656 (Webinar ID: 869 6403 2025; Passcode: 116843).

- A. INVOCATION**
- B. CALL TO ORDER: MR. BRANDON L. BEACH, CHAIRMAN**
- C. ROLL CALL: CHAIRMAN BEACH**
- D. MINUTES: JUNE 25, 2024 AND JULY 11, 2024**
- E. APPROVAL OF MEETING AGENDA**
- F. PUBLIC COMMENT**
- G. OLD BUSINESS:** None.

- H. NEW BUSINESS:**
 - H.1. Letter of Inducement for National Church Residences, or an affiliate thereof
\$25,000,000
Address: 3633 Howard Drive, College Park, Georgia 30337

- I. EXECUTIVE SESSION**

- J. REPORTS AND PRESENTATIONS:**
 - J.1. Update from Executive Director
 - J.2. Executive Committee
 - J.3. Financial Review/Audit Committee
 - J.4. Strategic Initiative Committee
 - J.5. MFBE Committee

- K. ITEMS FOR DISCUSSION/APPROVAL:**
 - K.1. Issuance of Non-Investment Grade Bonds
 - K.2. Parental Leave Policy
 - K.3. Officer Elections

- L. NEXT MEETING:**
 - L.1. Regular Meeting, Tuesday, August 27, 2024 at 2:00 p.m.

- M. ADJOURN**



**NATIONAL CHURCH RESIDENCES
INDUCEMENT RESOLUTION
FACT SHEET**

07/23/2024

Purpose:	Issuance of federally tax-exempt bonds to pair with 4% Low-Income Housing Tax Credit (LIHTC) allocation
Applicant:	National Church Residences, or an affiliate thereof (“NCR”)
Location:	3633 Howard Drive, College Park, Georgia 30337
Investment amount:	Not to Exceed \$25,000,000
Estimated closing date:	4 th Quarter 2025
Description:	<ul style="list-style-type: none">• Federally tax-exempt bonds to be issued for the purposes of financing the redevelopment of an approximately 116-unit affordable housing community for seniors, including major system replacement or refurbishment, green and accessibility improvements, and upgrades in community spaces and units.• Creation of approximately 100 construction jobs and retention of approximately 4 full time jobs.
Economic benefits:	The transaction with Develop Fulton involves the issuance of federally tax-exempt revenue bonds and the lending of the proceeds from the sale thereof to NCR with no impact on property taxes. Develop Fulton will simply act as a conduit issuer with no potential liability being imposed on Fulton County or Develop Fulton.