

PRELIMINARY AGENDA
Development Authority of Fulton County
(AGENDA SUBJECT TO CHANGE)
SPECIAL CALL MEETING
141 PRYOR STREET SW, SUITE 2052 (PEACHTREE LEVEL)
ATLANTA, GEORGIA 30303
Thursday, September 12, 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/87129558496?pwd=qmGDtbgr3YawSy4tWBEL5rbaQDbbDK.1> or dialing 1-646-558-8656 (Webinar ID: 871 2955 8496; Passcode: 091224).

- A. INVOCATION**
- B. CALL TO ORDER: MR. BRANDON L. BEACH, CHAIRMAN**
- C. ROLL CALL: CHAIRMAN BEACH**
- D. APPROVAL OF MEETING AGENDA**
- E. PUBLIC COMMENT**
- F. OLD BUSINESS:** None.

- G. NEW BUSINESS:**
 - G.1. Letter of Inducement for Pedcor Investments-2024-CCIV, L.P.
\$55,000,000
Address: 7100 Roswell Road, Sandy Springs, Georgia

- H. EXECUTIVE SESSION**

- I. ITEMS FOR DISCUSSION/APPROVAL:**
 - I.1. Profile Marketing & Public Relations, LLC – Consulting Agreement
 - I.2. The Malbrue Group, LLC and Terry Coleman Consulting, LLC – Agreement
 - I.3. Officer Elections

- J. NEXT MEETING:**
 - J.1. Regular Meeting, Tuesday, September 24, 2024 at 2:00 p.m.
 - J.2. Joint Development Authority of Metropolitan Atlanta (JDAMA) Quarterly Meeting, Tuesday, October 8, 2024 at 1:00 p.m. (to be confirmed)

- K. ADJOURN**



**PEDCOR INVESTMENTS-2024-CCIV, L.P.
INDUCEMENT RESOLUTION
FACT SHEET**

09/12/2024

Purpose:	Issuance of federally tax-exempt bonds to pair with 4% Low-Income Housing Tax Credit (LIHTC) allocation
Applicant:	Pedcor Investments-2024-CCIV, L.P., or an affiliate thereof (“Pedcor”)
Location:	7100 Roswell Road, Sandy Springs, Georgia
Investment amount:	Not to Exceed \$55,000,000
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 acquisition and redevelopment of a multifamily housing facility, including the rehabilitation and conversion of approximately 187 market rate units into affordable housing units.• Creation of approximately 123 construction jobs and 6 full time jobs and retention of approximately 5 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 Pedcor 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.