

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
Wednesday, October 2, 2024
2:00 p.m.

This public meeting will be conducted via Zoom teleconference/ videoconference in accordance with O.C.G.A. Section 50-14-1(h).

We invite the public to participate via Zoom, which can be accessed by joining <https://us02web.zoom.us/j/83830543855?pwd=IAO27LmpkQPzveG78kBesjPOk64rDP.1> or dialing 1-646-558-8656 (Webinar ID: 838 3054 3855; Passcode: 100224).

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

G. NEW BUSINESS:

- G.1. Letter of Inducement for Dogwood Square, LP
\$20,000,000
Address: 555 Janis Lane, Alpharetta, Georgia

H. EXECUTIVE SESSION

I. NEXT MEETING:

- I.1. Joint Development Authority of Metropolitan Atlanta (JDAMA) Quarterly Meeting, Tuesday, October 8, 2024 at 1:00 p.m.
- I.2. Regular Meeting, Tuesday, October 22, 2024 at 2:00 p.m.

J. ADJOURN



**DOGWOOD SQUARE, LP
INDUCEMENT RESOLUTION
FACT SHEET**

10/02/2024

Purpose:	Issuance of federally tax-exempt bonds to pair with 4% Low-Income Housing Tax Credit (LIHTC) allocation
Applicant:	Dogwood Square, LP, or an affiliate thereof (“Dogwood Square”)
Location:	555 Janis Lane, Alpharetta, Georgia
Investment amount:	Not to Exceed \$20,000,000
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 rehabilitation of an approximately 100-unit affordable housing community, including but not limited to the replacement or repair of all major systems as needed, unit and common area upgrades, new energy star appliances, new fixtures, fresh paint, new furnishings throughout the buildings, updated accessibility, added energy efficiency, updated parking lot and updated landscaping. The facility serves seniors 62+ and physically handicapped 18+.• Creation of approximately 80 to 90 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 Dogwood Square 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.