



**Minutes of Meeting**

**August 26, 2025**

Pursuant of notice, The Development Authority of Cobb County met on July 15, 2025 at 11:00 am.

| <b>MEMBERS</b>   | <b>SEYFARTH SHAW</b>               | <b>GUESTS</b>                            |
|------------------|------------------------------------|--|
| Clark Hungerford | Aaron Hambrick                     | Jack Lindner, Marietta Daily Journal     |
| Carol Riley      | Kevin Brown                        | Dana Johnson, SelectCobb                 |
| Jason Shepherd   |                                    | David Williams, Butler Snow              |
| Smith Peck       |                                    | Steven Bauhan, The Paces Foundation      |
| Karen Hallacy*   | <b>DEVELOPMENT AUTHORITY STAFF</b> | Teagan Livingstone, The Paces Foundation |
| Donna Rowe       | Nelson Geter                       | Edrick Harris, Prestwick Companies       |
| Courtney Knight  | Randy Hyde                         |  |
|                  |                                    |  |

Chairman Hungerford called the meeting to order.

**Minutes:** Members of the board reviewed the minutes of the July 15 meeting. Mr. Shepherd then made the motion to approve the minutes as presented. Ms. Rowe seconded the motion, and the motion was approved. (6 yes – 0 no – 1 abstain (Knight)) Mr. Knight abstained due to his absence from the last meeting.

**Financial Report:** Members reviewed the financials for the present month. After review, Mr. Shepherd made a motion to approve the financials as presented. Ms. Riley seconded the motion and the motion was unanimously approved. (7 yes – 0 no)

As the next agenda item was called, Mr. Geter noted that representatives from Meredith Park Sr. Housing needed more time to secure a suitable interest rate and asked that Paces Cumberland Pointe proceed.

At this time, Chairman Hungerford made a motion to amend the agenda to include an Executive Session, prior to the Legal Counsel update, for the purpose of discussing a legal matter. Mr. Knight seconded the motion and the motion was unanimously approved. (7 yes – 0 no)

**Paces Cumberland Pointe Affordable Housing:** Mr. David Williams of Butler Snow, along with Mr. Steven Bauhan and Ms. Teagan Livingstone of The Paces Foundation, represented the project. Mr. Williams explained that the proposed tax-exempt debt financing transaction would support the construction of a mixed-use development in Smyrna, consisting of multi-family workforce housing and office components. He noted that the Authority was being asked to assist only with the residential portion of the project, as the retail component would be excluded from the tax exempt transaction. Mr. Bauhan provided additional details, noting that The Paces Foundation is a long-standing nonprofit focused on affordable housing. The project will include a 156-unit family development serving tenants earning 50–80% of the area median income. The Foundation is seeking approval for a \$25 million bond to support construction and plans to apply to the Georgia Department of Community Affairs as early as October to secure 4% tax credit financing on the bond transaction. Mr. Bauhan further stated that the bonds are anticipated to be purchased on a proprietary basis by Bellwether Enterprise, a private placement bond financing partner with which the Foundation has a long-standing relationship. The project will house seven existing staff members on site and create additional jobs to support property management. Delivery of the project is anticipated in summer 2028. After some discussion, Mr. Knight made a motion to approve the inducement resolution for tax exempt financing in the amount not to exceed \$25M. Ms. Hallacy seconded the motion and the motion was unanimously approved. (7 yes – 0 no)

**Meredith Park Sr. Housing Permanent Financing:** Mr. David Williams of Butler Snow and Mr. Edrick Harris of Prestwick Companies represented the project. Mr. Williams explained that the company is in the process of converting from a construction loan to a permanent loan. He noted that while the company sought a slight amendment to the fixed interest rate for the permanent loan, Freddie Mac was unable to secure the rate. As a result, no action was required by the Authority at this time. The company anticipates returning to the Board for approval at the September meeting. If a special-called meeting is needed to approve a secured rate, the Board agreed to accommodate that request.

At this time, Chairman Hungerford made a motion to move into Executive Session to discuss a legal matter. Ms. Hallacy seconded the motion and the motion was unanimously approved. (7 yes – 0 no)

Following discussion, Chairman Hungerford made a motion to exit from Executive Session. Mr. Shepherd seconded the motion and the motion was unanimously approved. (7 yes – 0 no)

Chairman Hungerford shared that legal matters were discussed during Executive Session and there is nothing additional to report.

**Legal Counsel Update:** Mr. Kevin Brown provided a recap to legislative changes affecting development authorities. He noted that under the 2024 law, authorities are permitted to conduct hybrid meetings, allowing members to participate virtually. However, public notification must be included at the time the meeting notice is issued. If such notification is not provided, members participating virtually may still vote on action items but will not count toward quorum, in accordance with general meeting law.

Mr. Brown also reminded members that, effective July 1, a two-hour reappointment training requirement is in place. Board members will have one year to complete the training. Seyfarth is planning to coordinate a training session in conjunction with a regularly scheduled meeting, with the option for other development authorities to participate. Alternatively, members may fulfill the requirement via webinar. Ms. Riley noted that she is scheduled to complete her training in September in Athens.

**Executive Director Updates:** Mr. Geter reported that ETPC Aviation terminated its bond last month, triggering the recovery of tax benefits received over the past three years, totaling approximately \$360,000. In accordance with the MOU, the Authority is required to recoup 50% of those benefits, or \$181,000. The MOU also permits the company to replace the aircraft with another valued at more than \$35 million. If the replacement aircraft remains at Cobb International Airport for the next two years, the company may recoup 100% of the repayment, or \$90,500 per year starting in 2026. Upon receipt of payment from ETPC, the Authority invested the funds into two CDs with Capital City Bank. Should the company meet the outlined requirements, 100% will be returned; otherwise, all funds will be remitted to the county for reallocation to the proper taxing jurisdictions. The Authority will retain any interest earned on the CDs as an administrative fee.

He also shared that he is working on an expansion project coming before the board next month seeking approval of a \$135-\$140 million bond, creating 500 new employees with an average salary of \$80,000.

September and October meetings will go as scheduled, but some members may require a virtual option.

There being no other business, the meeting was adjourned.

\*These attendees participated virtually.