



June 28, 2019

Mr. Al Nash, Chief Executive Director
Development Authority of Fulton County
141 Pryor Street, S.W.
Suite 2052
Atlanta, Georgia 30303

Dear Mr. Nash:

I am writing on behalf of the Atlanta Development Authority d/b/a “Invest Atlanta” to respectfully request that the Development Authority of Fulton County (“DAFC”) cease acting as Issuer for Lease Purchase Taxable Revenue Bonds or Tax-Exempt Mortgage Revenue Bonds within the limits of the City of Atlanta.

For Lease Purchase Revenue Bonds in particular, I recognize that when the DAFC was activated, there may have been no municipal authority empowered to issue these bonds, however as time has passed, Invest Atlanta has full legal capability to provide this service to the businesses of our great City.

There are several reasons for my request:

1. **Authority of the City to Offer Incentives** - As provided by the Georgia Constitution, ARTICLE IX, SECTION II, PARAGRAPH II, counties in Georgia do not generally provide governmental services within the boundaries of a municipality, without an intergovernmental agreement. Although the Development Authorities Law does not provide such a clear prohibition against operation in a municipal jurisdiction, the City of Atlanta and Invest Atlanta have long relied upon principles of equity and fairness to object to the DAFC’s operation without restraint in the city limits of Atlanta.

Mr. Al Nash, Chief Executive Director

June 28, 2019

Page 2

2. **Perspective** – Having many other tools to incentivize economic development, Invest Atlanta has a unique insight into the appropriate means to promote trade, commerce, industry, and employment opportunities for the public good and the general welfare in the City. We think it is essential to be at the table for the conversation and the future development in the City.

3. **Affordable Housing** – The City and Invest Atlanta are keenly focused on affordable housing. Even though DAFC now has some affordability requirements there are no mechanisms at DAFC for ongoing, long-term compliance. These are typically 30-year bonds and require continuous reporting, monitoring and responsible ownership and accountability throughout that time. Invest Atlanta has the infrastructure, staff and expertise to ensure that commitments are met throughout the entire affordability period. Additionally, it is critically important that affordable housing development within the City of Atlanta is equitable, diverse, can serve a spectrum of incomes and household type, and lends itself to creating amenity rich neighborhoods. Hence, Invest Atlanta has established a policy that requires a market rate component to every housing development financed by the authority (excluding senior housing and HUD restricted properties) unlike DAFC which allow 100% affordable development.

4. **Representation** – Invest Atlanta’s board is comprised of elected officials from all three taxing jurisdictions impacted by the Lease Purchase program; hence, their voices and perspectives can be heard when these long-term projects are taken authorized for issuance.

I hope you and the Board of Directors of the DAFC will consider this request. I look forward to hearing from you.

Sincerely,



Dr. Eloisa Klementich
President and CEO