



CITY OF  
**FORESTPARK**

**CITY OF FOREST PARK  
DOWNTOWN DEVELOPMENT AUTHORITY REGULAR MEETING**

Thursday, June 25, 2026 at 3:00 PM  
Council Chambers

[City Website](#)

Phone (404) 363.2454

**FOREST PARK CITY HALL**

745 Forest Parkway  
Forest Park, GA 30297

**AGENDA**

**Eric Stallings, Chair**  
**Delores Gunn, Vice Chair**  
**Bambi Hayes-Brown, Board Member**  
**Dhaval Shah, Board Member**  
**Floyd Holland III (Tre Floyd), Board Member**  
**JoAnn "Jay" Evans, Board Member**  
**Kenneth Gray, Board Member**  
**Danielle Matricardi, Esq., DDA Attorney**

**Rochelle Dennis, Economic Development Director**

Meeting will be available on Forest Park's YouTube Channel.

1. **CALL TO ORDER/WELCOME**
2. **ROLL CALL**
3. **ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS**
4. **APPROVAL OF MINUTES**
  - a. **Approval of the Regular Meeting Minutes May 28, 2026**
5. **PUBLIC COMMENTS**
6. **LEGAL UPDATE**
7. **FINANCE UPDATE**
  - a. **May 2026 Finance Report - Finance Department**

**8. OLD BUSINESS**

- a. **Multiview Digital Advertising Contract Review & Approval** - Economic Development
- b. **Ernest Drive Landscaping Update** - Economic Development
- c. **890 Conley Drive Landscaping Update** - Economic Development
- d. **954 Main Street Cleaners Sign Contract Review & Approval** - Economic Development
- e. **DDA Property List** - Economic Development

**9. NEW BUSINESS**

- a. **Tax Abatement Presentation** - Ed Wall, Piper Sandler
- b. **Gillem 1100- Bond Assignment** - Economic Development
- c. **Blues on Main 2026 Overview** - Economic Development
- d. **Downtown Development Authority Strategic Retreat** - Economic Development

**10. ECONOMIC DEVELOPMENT UPDATE**

- a. **Economic Development Update** - Economic Development

**11. EXECUTIVE SESSION - Personnel, Litigation, Real Estate or Cyber Security  
OCGA § 50-14-1**

**12. ADJOURNMENT**

In compliance with the Americans with Disabilities Act, those requiring accommodation for meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 404-366-1555.



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**ECONOMIC DEVELOPMENT**

745 Forest Parkway  
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**AGENDA**

**Eric Stallings, Chair**  
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**JoAnn "Jay" Evans, Board Member**  
**Kenneth Gray, Board Member**  
**Bambi Hayes-Brown, Board Member**  
**Floyd Holland III (Tre Floyd), Board Member**  
**Dhaval Shah, Board Member**

**Rochelle B. Dennis, Economic Development Director**  
**Danielle Matricardi, Downtown Development Authority Attorney**

**VIRTUAL MEETING NOTICE:** Council Meetings will be live-streamed and available on Forest Park's YouTube Channel.

**CALL TO ORDER/WELCOME:** Vice Chair Delores Gunn called the Downtown Development Authority meeting to order on May 28, 2026, at 3:00 p.m.

**PRESENT:**

Delores Gunn  
Dr. Bambi Hayes-Brown  
JoAnn "Jay" Evans  
Kenneth Gray

**ALSO PRESENT:**

Danielle Matricardi, Esq. Authority Attorney  
Rochelle B. Dennis, Director of Economic Development  
Tony Lamar, Senior Accountant  
Captain Sam Batten, Fire Marshal  
Captain Derrell Whitehead, Forest Park Police Department  
Onesia Scott, Code Compliance  
Charise Clay, Main Street Manager (Zoom)  
Dieuvalda Lamartiniere, Economic Development Staff Assistant

**ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS:** Jay Evans made a motion to remove item 4A (Downtown Development Authority Presentation by Develop Clayton). Kenneth Gray seconded the motion. The motion unanimously passed.

## **APPROVAL OF MINUTES**

### **1. Approval of March 26, 2026, Meeting Minutes**

Jay Evans made a motion to approve the March 26, 2026, Downtown Development Authority Regular meeting minutes as submitted. Bambi Hayes-Brown seconded the motion. The motion unanimously passed.

## **PUBLIC COMMENTS**

There were no public comments.

## **LEGAL UPDATE**

There was no legal update.

## **FINANCE UPDATE**

### **2. A. April 2026 Finance Report**

- Total Revenue (Year-to-Date): \$3.58 million (Exceeds full-year budget of \$3.49 million)
- Total Expenditures (Year-to-Date): \$531,363 (Approximately 15% of total budget)
- Net Position (Surplus): \$3.09 million positive balance
- Monthly Performance (April): Revenues exceeded expenses, resulting in a positive monthly balance
- Budget Status: Revenue is ahead of plan; expenses are significantly under budget

Overall, these indicators show that the Authority is financially strong, with higher-than expected revenues and controlled spending. The main focus going forward should be maintaining revenue performance while monitoring specific expense categories and underperforming revenue sources.

The Downtown Development Authority (DDA) ended April 2026 in a very strong financial position. The organization has collected more revenue than originally planned for the entire year, even though approximately 83% of the fiscal year has passed. At the same time, spending has remained significantly below budget levels. This combination has resulted in a large year-to-date surplus of approximately \$3.0 million. For the month of April alone, revenues slightly exceeded expenses, continuing the trend of positive monthly performance.

### **B. FY 26-27 Draft Budget**

Economic Development Director Rochelle B. Dennis presented the FY 2026–

2027 Downtown Development Authority (DDA) Draft Budget in the amount of \$3,420,000.00, representing a decrease of \$65,033.82 from the FY 2025–2026 budget. Following discussion, Jay Evans made a motion to approve the FY 2026–2027 budget as presented. Bambi Hayes-Brown seconded the motion. The motion passed unanimously.

## **OLD BUSINESS**

### **3. A. 891 Forest Parkway Parcel Split Update**

Economic Development Director Rochelle B. Dennis reported the following regarding the parcel split:

- The survey has been completed.
- PCD Planner I Ryan Saddler has submitted the required parcel split application.
- No fees will be incurred by the Downtown Development Authority (DDA).
- The Economic Development Department is awaiting approval from the Planning & Community Development Department.

### **B. 819 Forest Parkway Lighting Repairs Update**

Economic Development Director Rochelle B. Dennis reported that all external lighting repairs at 819 Forest Parkway have been completed. No further action is required at this time.

### **C. Scannell Properties Tax Abatement**

### **D. Gillem 600-650 Tax Abatement**

### **E. Digital Realty Tax Abatement**

### **F. Digital Realty Community Benefit Agreement**

Attorney Danielle Matricardi provided an update on the proposed tax abatements for Scannell Properties (Gillem 600–650) and Digital Realty, noting that Forest Park and Clayton County have an agreement requiring Clayton County's consent for the abatement of County taxes within Fort Gillem. If Clayton County declines to participate, the Downtown Development Authority may still abate its portion of the taxes, with a Payment in Lieu of Taxes (PILOT) to Clayton County equal to 100% of the County tax obligation. To date, Clayton County has not made a decision regarding the proposed tax abatements. Attorney Matricardi further reported that the DDA is awaiting updated financial analyses from Financial Advisor Ed Wall, who is scheduled to present at the June Board meeting.

Attorney Matricardi also provided an update on the Digital Realty Community Benefit Agreement, reporting that the DDA has submitted its redlined draft and is awaiting a response from Digital Realty. No action is required from the DDA at this time.

## **NEW BUSINESS**

### **4. ~~A. Downtown Development Presentation — Mandala Jones, President &~~**

## **CEO**

### **B. Multiview Digital Advertising Presentation**

Multiview Digital Advertising, a B2B digital marketing and advertising company specializing in targeted digital media campaigns for businesses, associations, and organizations, presented its programmatic advertising services with a focus on economic development marketing, location marketing, business attraction, and redevelopment promotion.

Their proposed programmatic display advertising package includes approximately 12,500,000 impressions for \$20,000 over a 12-month term.

Following the presentation, the Board requested that a draft contract be provided for legal review and further consideration at the June Board meeting.

### **C. 4523 Ernest Drive Landscape Approval**

Bambi Hayes-Brown made a motion to approve the landscape estimate of \$2,250 for 4523 Ernest Drive. Jay Evans seconded the motion. The motion unanimously passed.

### **D. 890 Conley Road Landscape Approval**

Bambi Hayes-Brown made a motion to approve the landscape estimate of \$16,500 for 890 Conley Road. Jay Evans seconded the motion. The motion unanimously passed.

### **E. 954 Main Street — Carter's Cleaners Sign Proposal**

Economic Development Director Rochelle B. Dennis presented a proposal from Austin Zachary Verner to purchase the former Carter's Cleaners Art Deco neon sign, including all associated electrical components and metal framing, for \$500.

The purchaser shall be solely responsible for the removal of the sign, including all associated components, materials, and debris. Mr. Verner intends to utilize a boom lift or bucket truck for removal and will coordinate with the Office of Economic Development to establish a mutually agreeable date and time for the work.

Additionally, the purchaser shall be responsible for obtaining all required permits and paying any associated fees related to the removal project, subject to confirmation from Planning, Code Enforcement, and Economic Development.

Jay Evans made a motion to approve the sale and removal of the Carter's Cleaners exterior sign located at 954 Main Street for \$500 to Austin Zachary Verner. The motion was seconded by Kenneth Gray. The motion unanimously passed.

## **ECONOMIC DEVELOPMENT UPDATE**

### **5. Economic Development Updates**

Economic Development Director, Rochelle B. Dennis delivered the update:

- The Soccer Watch Party will be held on June 27, 2026, at Starr Park
- Congratulations to AtWork on their recent Ribbon Cutting Celebration in partnership with Clayton County Chamber of Commerce
- Thank you to everyone who come out to celebrate the re-opening and Ribbon Cutting of the new Magnolia Lounge on May 21, 2026
- We are proud of the ongoing renovation work happening at The Park at Fort Gillem! New signs, cameras, lights, asphalt, and gutters are happening in this next phase of work.
- Best of Forest Park will be held on December 11, 2026. This is our second annual awards breakfast where we celebrate our local business community.
- Film Forest Park is buzzing and booming with several filming projects happening monthly.
- In partnership with Clayton County, Forest Park is hosting the Clayton County Housing Assessment Open House on June 2, 2026, at 6:00p.m. at 696 Main Street.
- The Public Art Review Board held its kickoff meeting on Thursday, May 28, 2026.
- Clayton County Office of Tourism Mural at People's Janitorial is nearing completion. A grand unveiling will be coordinated.
- The mural at Grapevine in partnership with NASA will commence in early June with anticipated completion in late June.
- The Community Improvement District expansion is approved!
- Office of Economic Development is vetting and going through due diligence on several development proposals prior to bringing them to the board for consideration.

### **EXECUTIVE SESSION – Personnel, Litigation, Real Estate or Cyber Security OCGA § 50-14-1**

Bambi Hayes-Brown made a motion to enter Executive Session at 4:25 p.m. Jay Evans seconded the motion. The motion unanimously passed.

Bambi Hayes-Brown made a motion to exit Executive Session and resume the regular meeting at 4:42 p.m. Jay Evans seconded the motion. The motion unanimously passed.

### **ADJOURNMENT**

Vice Chair Delores Gunn adjourned the meeting at 4:42 p.m.

In compliance with the Americans with Disabilities Act, those requiring accommodation

for meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 404-366-1555.

Downtown Development Authority Owned Property  
As of 6/16/2026

	A	B	C	D	E	F	G	H	K	L	M
1	OWNER	ADDRESS	PARCEL ID	ZONING	SIZE / ACREAGE	OCCUP ED?	NOTES	PURCHASE \$	TAX SUMMARY	TAX ABATEMENT	LANDS CAPE
2	DDA	0 Ash Street	13050B G001	DMS	0.17	NO					
3	DDA	0 Hill Street	13063C0076F								
4	DDA	0 Robin Lane	13018D B001	RS	2.843 Acres		Vacant Residential Lot - across from church close to Jonesboro Rd.	\$ 250,000.00			
5	DDA	4523 Ernest Drive	13048A C039	RS	.64 Acre	NO	Residential buildings / 891 SF / Built 1953 / No security, no sprinkler, would not replace if damaged ( <b>Scheduled for demo</b> )	\$ 336,375.00	2024= \$0		
6	DDA	4871 College	13050B F001		.697 Acre	No					
7	DDA	4894 College Street	13049A B012	DMS	0.188 Acre		Comm / Church 1755 SF	\$ 320,000.00	2024= \$1,962.26		YES
8	DDA	4898 College Street	13049A B013	DMS	.424 Acre	NO	2,400 SF / Built 1967 / House used for church / Not in use, would not be replaced if damaged; No security, no sprinkler; No contents; church behind city fountain		TAX EXEMPT		YES
9	DDA	4899 College Street	13050B F002		0.505 Acre						
10	DA	4908 College Street	13049A B014					\$ 160,560.00	2024= \$0		
11	DDA	4950 Courtney Drive	13049B E011	DMS	.316 Acre	NO	Razed empty lot	\$ 155,250.00	2024= \$0		YES
12	DDA	4987 East Street	13050D C002	C3	.7000 Acre	YES	Comm / Mixed Use	\$ 323,950.00			
13	DDA	5215 Springdale Road									
14	DDA	5279 Springdale Road	13078B A021	GC	0.092 Acre		Church				
15	DDA	701 Forest Parkway	13050A H003	C3	0.44 Acre		Vacant commercial land	\$ 170,000.00			
16	DDA	819 Forest Parkway	130050D B001	DMS	.7 Acre	YES	Pavillion Plaza, 5 Units	\$ 2,458,399.54			YES
17	DDA	842 Main Street	13050B 1001	DMS	.689 Acre		Empty lot Corner of Main & Evans	\$ 424,200.00			
18	DDA	868 Forest Parkway	13050B M004	C3	.2820 Acre	NO		\$ 295,000.00	2024= \$2,568.93		
19	DDA	888 Hill Street	13050B F004	DMS	0.189	NO					
20	DDA	890 Conley Road	13015D C004	MF	6.2 Acres		Comm / Res - Garden Apts				
21	DDA	891 Forest Parkway									
22	DDA	904 Main Street	13049A B014A	DMS	2 Acres		Assemblage of 4 vacant lots (4908 College, 916 Main & 920 Main) /former proposed Zaxby's lot				YES
23	DDA	916 Main Street	13049A B015				Comm/ Empty Lots - Land lots - 0.311 Acre				
24	DDA	920 Main Street	13049A B016	DMDS	.7250 Acre	NO	0.51 Acre , 0.133 Acre				YES
25	DDA	946 Main Street	13049A B019	DMS	.209 Acre		Main St. lot providing access to Apartments / Lot in front of 948 Main St.	\$ 135,000.00	TAX EXEMPT		YES
26	DDA	948 Main Street	13049A B027	DMS	.214 Acre	NO	Six unit apartment / 1,848 SF / Not in use, would not be replaced if damaged; No security, no sprinkler; No contents	\$ 465,750.00	TAX EXEMPT		YES
27	DDA	954 Main Street	13049A B021	DMS	.35 Acre	NO	Carter's Cleaners; Note: The appraiser determined the highest and best use of this property is as an empty commercial lot. The dilapidated building on-site is recommended to be torn down.				YES
29	DDA	964 Main Street	13049A B022	DMS	1.9 Acre	NO	Old Shopping Center built 1958; 18K SF / Not in use, would not be replaced if damaged; No security, no sprinkler; No contents	\$ 1,200,000.00			YES

**EXHIBIT F**

**FORM OF ASSIGNMENT OF BOND, LEASE AND OTHER BOND DOCUMENTS**

\_\_\_\_\_  
(Space above this line is for recording data.)

**After recording, please return to:**

Cross Reference to Clayton County Records:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Attn: \_\_\_\_\_

(i) Memorandum of Lease, recorded at Deed Book 12881, Page 509; (ii) Assignment and Security Agreement, recorded at Deed Book 12881, Page 452; (iii) UCC-1 Fixture Filing, recorded at Deed Book 12881, Page 465; and (iv) Assignment of Bond, Lease and Other Documents, recorded at Deed Book 12881, Page 475.

Tax Parcel No.: \_\_\_\_\_

**ASSIGNMENT OF BOND, LEASE AND OTHER BOND DOCUMENTS**

This **ASSIGNMENT OF BOND, LEASE AND OTHER DOCUMENTS** (this “**Assignment**”), dated as of \_\_\_\_\_, 2026 (the “**Effective Date**”), is by and between **TA GILLEM LOGISTICS 1100, LLC**, a Delaware limited liability company (the “**Assignor**”), and **DIGITAL FORT GILLEM 2, LLC**, a Delaware limited liability company (the “**Assignee**”), and is acknowledged and consented to by the **DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF FOREST PARK** (the “**Issuer**”), a downtown development authority and public body corporate and politic created and existing under the laws of the State of Georgia.

**WITNESSETH:**

**WHEREAS**, pursuant to a bond resolution adopted by the Issuer on November 4, 2021 (the “**Bond Resolution**”), the Issuer issued its Downtown Development Authority of the City of Forest Park Economic Development Revenue Bond (Gillem Logistics Center Building 1100, LLC Project), Series 2021 in the maximum principal amount of \$45,000,000 (the “**Bond**”) for the purpose of financing the costs of acquiring land (the “**Site**”), as more fully described on Exhibit A attached hereto and incorporated herein by reference, on which the Assignor planned to construct an approximately 909,509 square foot distribution/fulfillment facility and related improvements, building fixtures and building equipment (collectively, the “**Improvements**” and together with the Site, the “**Project**”), located within the central business district of the City of Forest Park, Georgia at 200 Metcalf Road Extension, Forest Park, Georgia, and to finance related costs; and

**WHEREAS**, in connection with the issuance of the Bond, the Issuer and Gillem Logistics Center Building 1100, LLC, a Georgia limited liability company (the “**Original Lessee**”), executed the documents described on Exhibit B attached hereto and incorporated herein by reference (the “**Bond Documents**”); and

**WHEREAS**, a Fixture Filing related to the Assignment and Security Agreement identified as Item 4 on Exhibit B was also recorded as noted in the heading of this Assignment in the Clayton County, Georgia, Real Estate Records (the “**Fixture Filing**”), and a corresponding UCC1 financing statement was centrally indexed in the records of the Georgia Superior Court Clerks’ Cooperative Authority (“**GSCCCA**”) as No. 031-2022-000323 (the “**UCC**”); and

**WHEREAS**, the Original Lessee assigned the Bond Documents to Assignor pursuant to that certain Assignment of Bond, Lease and Other Documents between the Original Lessee and the Assignor, and acknowledged and consented to by the Issuer, dated as of March 11, 2022, and recorded at Deed Book 12881, Page 475, of the Clayton County, Georgia, Real Estate Records (the “**First Assignment**”); and

**WHEREAS**, the Assignor now desires to assign the Bond and the Bond Documents to the Assignee, and the Assignee desires to accept such assignment on the terms and conditions set forth herein.

**NOW, THEREFORE**, for and in consideration of the mutual covenants contained herein, the parties hereby agree as follows:

1. Defined Terms. Capitalized terms used but not defined herein shall have the meanings ascribed to them in the Bond Documents.

2. Assignment. The Assignor hereby assigns, transfers, sets over, grants and conveys unto the Assignee as of the Effective Date the Bond Documents and all of the Assignor’s right, title and interest in, to, and arising under the Bond Documents and any and all collateral held by or on behalf of the Issuer in connection therewith and any and all certificates, opinions and other documents executed in connection therewith. The Assignee hereby accepts such assignment and assumes the obligations, covenants, agreements and liabilities of the Assignor under the Bond Documents (including, but not limited to, indemnification of the Issuer), arising from and after the Effective Date. The Assignor shall remain liable for all such obligations, covenants, agreements and liabilities first arising prior to the Effective Date hereof. The Assignor hereby indemnifies, defends and holds harmless the Assignee from and against any and all liabilities, losses, damages, costs, expenses (including without limitation reasonable attorneys’ fees and expenses), causes of action, lawsuits, arbitrations, legal proceedings, claims, demands or judgments of any nature arising from any obligations, covenants, agreements and liabilities under the Bond Documents (including, but not limited to, indemnification of the Issuer) first arising prior to the Effective Date hereof. This Assignment shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors and assigns. Assignor, Assignee and Issuer acknowledge and agree that the foregoing assignment of the Bond and the Bond Documents is permitted under the Bond, the Bond Resolution, the Lease Agreement identified as Item 2 on Exhibit B attached hereto (*i.e.*, the Lease), and the other Bond Documents, and that as a result of such assignment, the Assignee is and will be the lessee (*i.e.*, the “Lessee” under the Lease) of the Project, and is hereby deemed a permitted transferee of the Bond, the Lease and the other Bond Documents. The Assignor, the Assignee and the Issuer further acknowledge and agree that all notices required under the Bond, the Bond Resolution and the Bond Documents in connection with this Assignment shall be deemed to

have been properly given. The Assignor, the Assignee and the Issuer further acknowledge and agree that this Assignment is in compliance with Section 8.01 of the Lease.

3. Issuer's Acknowledgment and Recourse. The Issuer acknowledges and consents to the foregoing assignment by the Assignor. As of the Effective Date hereof, the Issuer acknowledges that it shall look solely and exclusively to the Assignee for the payment or performance of the covenants, liabilities and obligations set forth in the Bond Documents arising from and after the Effective Date hereof and shall have no recourse whatsoever against the Assignor and hereby releases the Assignor with respect to such covenants, liabilities and obligations arising from and after the Effective Date hereof. The Issuer acknowledges and consents to the assumption by the Assignee of all covenants, liabilities and obligations imposed on the "Company," "Lessee," "Bond Buyer" and "Seller" under the Bond Documents arising from and after the Effective Date hereof and shall have no recourse whatsoever against the Assignee with respect to such covenants, liabilities and obligations arising prior to the Effective Date hereof. The Assignor shall remain liable for all such obligations, covenants, agreements and liabilities arising prior to the Effective Date hereof.

4. Assignee's Investment Confirmation. The Bond is being simultaneously assigned herewith. The Assignee hereby confirms that: (i) the Assignee is acquiring the Bond as an investment for its own account and not with a view to distribution or resale; (ii) the Assignee understands the limited source of payment and the limited security for the Bond and has conducted its own due diligence investigation as to the Bond and sources of payment of the Bond and interest thereon and in the conduct of such investigation, the Assignee has not relied on any representations of the Issuer; (iii) the Assignee understands the risks involved in investing in the Bond and has the financial ability to accept such risk; (iv) the Assignee understands that neither the Issuer, the Assignor nor any other Person (as defined in the Lease) is required, by the terms of such Bond or the Bond Purchase Agreement referenced therein and identified as Item 1 on Exhibit B attached hereto, to provide continuing disclosure with respect to the Bond under Securities and Exchange Commission Rule 15c2-12; (v) the subsequent transfer of the Bond by the Assignee shall also be subject to the restrictions contained in the Bond and in Section 10 of the Bond Purchase Agreement; and (vi) the Assignee agrees to comply with the obligations of the "Bond Buyer" under the Bond Purchase Agreement, to the extent arising from and after the Effective Date hereof. Notwithstanding anything to the contrary, nothing herein shall be deemed to limit, waive, or otherwise modify any representation, warranty, covenant, or indemnification made by the Assignor in this Assignment, the Agreement of Purchase and Sale by and between Assignor and Assignee dated as of May 22, 2026, or any other document delivered in connection herewith or therewith.

5. Recording and Filing. The Assignee, at its cost, shall file this Assignment, the Quitclaim Deed (defined below), and file amendments to the Fixture Filing and the UCC (showing that the Assignee has become the secured party, and to modify the description of the Site to reflect the legal description contained in Exhibit A attached hereto, as applicable) with the Clerk of Superior Court of Clayton County so that this Assignment, the Quitclaim Deed and the Fixture Filing may be recorded in the Records and so that the UCC may be centrally indexed in the records of the GSCCCA. The Assignee shall have the sole responsibility for filing any necessary

continuation statements. The Assignor shall reasonably cooperate with the Assignee in connection with any such filings, including by executing any documents or instruments reasonably necessary to effectuate the foregoing. The Assignor shall execute and deliver a quitclaim deed (“**Quitclaim Deed**”) to the Issuer simultaneously with the execution and delivery of this Assignment for the purpose of conveying to the Issuer any and all of its interest in the real property described on Exhibit A attached hereto.

6. Amendments. The Bond Documents are hereby amended as follows:

- a) The Assignee is hereby substituted for the Assignor as the “Company,” “Lessee,” “Bond Buyer” and “Seller,” as applicable.
- b) To provide that the address for notices of the Assignee shall be as follows (subject to the provisions of the Bond Documents providing for subsequent changes therein):

To the Assignee:       c/o Digital Realty Trust, L.P.  
2323 Bryan Street, Suite 1800  
Dallas, Texas 75201  
Attn: General Counsel  
Email: [legalnotices@digitalrealty.com](mailto:legalnotices@digitalrealty.com),  
[aalves@digitalrealty.com](mailto:aalves@digitalrealty.com),  
[myoo@digitalrealty.com](mailto:myoo@digitalrealty.com)

- c) The legal description of the Site contained in (i) Exhibit A of the Lease, (ii) Exhibit A of the Memorandum of Lease described in Exhibit B attached hereto, (iii) Exhibit A of the Purchase and Sale Agreement described in Exhibit B attached hereto, and (iv) Exhibit A of the Assignment and Security Agreement described in Exhibit B attached hereto, are each hereby replaced with the legal description contained in Exhibit A attached hereto.

7. Issuance and Registration of Bond. The Assignor shall have surrendered the original of Bond No. R-2 to the registrar for registration of transfer and shall have caused a replacement Bond No. R-3, which shall be in the same form as Bond No. R-2 (subject to only the amendments expressly set forth in Section 6 hereof, if applicable, and to any other changes necessary to reflect the assignment by Assignor to Assignee described herein), to be issued and registered in the name of the Assignee on the Effective Date. The Assignor represents and warrants to the Issuer and the Assignee that (i) the Schedule of Advances and Payments attached to Bond No. R-2, which is to be attached to Bond No. R-3, is correct and complete, (ii) the amount advanced under the Bond represents the full amount of the aggregate costs and expenses paid or incurred in connection with and permitted by the Act to be paid or reimbursed from Bond proceeds, and (iii) the aggregate amount advanced under the Bond is \$45,000,000. The Assignee acknowledges and agrees that additional advances can no longer be made under the Bond.

8. Counterparts. This Assignment may be executed in multiple counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same agreement.

9. Bond Transfer Instructions; Costs. The Assignor hereby acknowledges that it has the sole responsibility to (i) provide, contemporaneously with the execution and delivery of this Assignment, Bond Transfer Instructions in substantially the same form as the Bond Transfer Instructions provided by the Original Lessee in connection with the First Assignment, and (ii) pay any and all expenses incurred by the Issuer, including fees and expenses of the Issuer's Counsel and Bond Counsel, and any stamp tax or governmental charge payable in connection with the assignment of the Lease, the Bond and the Bond Documents and the issuance of a replacement Bond.

10. Miscellaneous. This Assignment and the obligations of the Assignor and the Assignee hereunder shall be binding upon and inure to the benefit of the Assignor and the Assignee and their respective successors, assigns, heirs, executors, administrators and personal representatives and shall be governed by and construed in accordance with the laws of the State of Georgia and may not be modified or amended in any manner other than by a written agreement signed and acknowledged, as applicable, by all parties hereto.

11. Recitals. The recitals at the beginning of this Assignment are part hereof and are hereby incorporated herein by reference.

12. Survival. All indemnities shall survive all events contemplated in this Assignment or the Bond Documents. No indemnitee is indemnified against its own gross negligence or willful misconduct. Notwithstanding the foregoing, the indemnification provisions contained in the Lease and the other Bond Documents shall control in the event of a conflict between such indemnification provisions and the immediately foregoing sentence.

13. Unassigned Rights. Nothing contained herein shall diminish, encumber, assign, convey, pledge, subordinate, subject or otherwise adversely affect any Unassigned Rights (as defined in the Lease) of the Issuer, any provision hereof to the contrary notwithstanding. The Issuer shall be a beneficiary of and shall be entitled to directly enforce all agreements in its favor contained herein.

14. Other Consents and Approvals. The Assignor represents and warrants to the Issuer that no consent or approval of any lender (including, any "Lender," as defined in the Lease) or other third party (which has not already been obtained as of the Effective Date) is required in connection with the Assignor's execution and delivery of this Assignment, it being understood that the effectiveness of this Assignment shall be conditioned on satisfaction of Assignor's indebtedness secured by the Project (if any) and release of any liens and security interests relating to the same (if any). Assignor, in its capacity as the Bondholder (as defined in the Lease), hereby consents to the execution and delivery of this Assignment and the carrying out of the transactions described herein.

15. Indemnification and Exculpation of the Issuer. The Issuer is executing and delivering this Assignment solely at the request of, and as an accommodation to, Assignor. The Issuer shall be entitled, with respect to this Assignment, to all indemnifications provided in the Lease and other Bond Documents in favor of the Issuer. The Issuer shall incur no pecuniary liability to Assignor or Assignee by virtue of this Assignment and shall not be required to advance its own funds in the performance hereof.

16. Permitted Uses. The Assignee acknowledges and agrees that the Project shall at all times be used only for the permitted uses set forth in Section 7.10 of the Lease. Additionally, without limiting the generality of the foregoing, the Assignee covenants and agrees with the Issuer, and represents and warrants to the Issuer, that at all times while the Lease is in effect the Project will not at any time be used as a data center.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

**IN WITNESS WHEREOF**, the undersigned acting by and through their duly authorized officers have caused this instrument to be executed under seal as of the first date written above.

Signed and sealed in the presence of:

**ASSIGNOR:**

**TA GILLEM LOGISTICS 1100, LLC**, a Delaware limited liability company

\_\_\_\_\_  
Unofficial Witness

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

**[NOTARIAL SEAL]**

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

[Signature Page to the Assignment of Bond, Lease and Other Bond Documents]

EXHIBIT F

Signed and sealed in the presence of:

**ASSIGNEE:**

**DIGITAL FORT GILLEM 2, LLC,**  
a Delaware limited liability company

\_\_\_\_\_  
Unofficial Witness

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

**[NOTARIAL SEAL]**

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

[Signature Page to the Assignment of Bond, Lease and Other Bond Documents]

**ISSUER’S ACKNOWLEDGMENT, CONSENT AND RELEASE**

The Downtown Development Authority of the City of Forest Park (the “**Issuer**”) hereby acknowledges and consents to the foregoing Assignment of Bond, Lease and Other Bond Documents (the “**Assignment**”), including the foregoing assignment of and amendments to the Bond Documents, and agrees to the assumption by the Assignee of all covenants, agreements, liabilities and obligations (including, but not limited to, indemnification of the Issuer) of the Assignor under the Bond Documents arising from and after the Effective Date, and hereby releases the Assignor from such covenants, agreements, liabilities and obligations under the Bond Documents, in each case, to the extent arising from and after the Effective Date of the Assignment. The Assignor shall remain liable for all covenants, agreements, liabilities and obligations (including, but not limited to, indemnification of the Issuer) under the Bond Documents arising prior to the Effective Date of the Assignment. As used herein, capitalized terms shall have the meanings ascribed thereto in the Assignment.

**DOWNTOWN DEVELOPMENT  
AUTHORITY OF THE CITY OF  
FOREST PARK**

By: \_\_\_\_\_  
Name:  
Title:

**ATTEST:**

Signed and sealed in the presence of:

By: \_\_\_\_\_  
Name:  
Title:

\_\_\_\_\_  
Unofficial Witness

[AUTHORITY SEAL]

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

[NOTARIAL SEAL]

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE SITE**

All that tract or parcel of land lying and being in Land Lots 207 and 210 of the 12<sup>th</sup> Land District, City of Forest Park, Clayton County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #15-074; Drawing/File #15-074), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

To find the Point of Beginning, commence at a concrete monument found at the common corner of Land Lots 209, 210, 239 and 240;

Thence along the West line of Land Lot 210 South 00 degrees 46 minutes 02 seconds West for a distance of 1519.17 feet to a 1/2"iron pin set, said 1/2"iron pin set being the Point of Beginning;

Thence departing said west line of Land Lot 210 North 90 degrees 00 minutes 00 seconds East for a distance of 1931.13 feet to a 1/2" iron pin set;

Thence along a curve to the left having a radius of 77.30 feet for an arc distance of 14.13 feet (said arc being subtended by a chord of South 52 degrees 57 minutes 32 seconds West for a distance of 14.11 feet) to a computed point;

Thence along a curve to the left having a radius of 96.05 feet for an arc distance of 18.21 feet (said arc being subtended by a chord of South 44 degrees 17 minutes 17 seconds West for a distance of 18.18 feet) to a computed point;

Thence along a curve to the left having a radius of 245.69 feet for an arc distance of 16.34 feet (said arc being subtended by a chord of South 36 degrees 57 minutes 06 seconds West for a distance of 16.33 feet) to a computed point;

Thence along a curve to the left having a radius of 188.39 feet for an arc distance of 12.88 feet (said arc being subtended by a chord of South 33 degrees 05 minutes 15 seconds West for a distance of 12.88 feet) to a computed point;

Thence along a curve to the left having a radius of 181.42 feet for an arc distance of 12.81 feet (said arc being subtended by a chord of South 29 degrees 06 minutes 21 seconds West for a distance of 12.80 feet) to a computed point;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 95.83 FEET FOR AN ARC DISTANCE OF 30.13 FEET (SAID ARC BEING SUBTENDED BY A CHORD OF SOUTH 18 DEGREES 04 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 30.00 FEET) TO A COMPUTED POINT;

Thence along a curve to the left having a radius of 82.47 feet for an arc distance of 43.62 feet (said arc being subtended by a chord of South 06 degrees 04 minutes 54 seconds East for a distance of 43.11 feet) to a computed point;

Thence along a curve to the left having a radius of 84.36 feet for an arc distance of 46.27 feet (said arc being subtended by a chord of South 36 degrees 56 minutes 53 seconds East for a distance of 45.70 feet) to a computed point;

Thence along a curve to the left having a radius of 150.24 feet for an arc distance of 28.75 feet (said arc being subtended by a chord of South 58 degrees 08 minutes 40 seconds East for a distance of 28.71 feet) to a computed point;

Thence along a curve to the left having a radius of 678.19 feet for an arc distance of 24.23 feet (said arc being subtended by a chord of South 64 degrees 38 minutes 59 seconds East for a distance of 24.22 feet) to a computed point;

Thence South 64 degrees 29 minutes 56 seconds East for a distance of 15.70 feet to a computed point;

Thence South 62 degrees 54 minutes 06 seconds East for a distance of 37.82 feet to a computed point;

Thence South 62 degrees 03 minutes 19 seconds East for a distance of 12.50 feet to a computed point;

Thence along a curve to the left having a radius of 1538.80 feet for an arc distance of 16.01 feet (said arc being subtended by a chord of South 13 degrees 48 minutes 37 seconds West for a distance of 16.01 feet) to a computed point;

Thence along a curve to the left having a radius of 4382.60 feet for an arc distance of 40.94 feet (said arc being subtended by a chord of South 13 degrees 14 minutes 40 seconds West for a distance of 40.94 feet) to a computed point;

Thence along a curve to the left having a radius of 1430.15 feet for an arc distance of 23.82 feet (said arc being subtended by a chord of South 12 degrees 29 minutes 59 seconds West for a distance of 23.82 feet) to a computed point;

Thence along a curve to the left having a radius of 197.77 feet for an arc distance of 20.29 feet (said arc being subtended by a chord of South 09 degrees 05 minutes 00 seconds West for a distance of 20.28 feet) to a computed point;

Thence along a curve to the left having a radius of 110.93 feet for an arc distance of 21.06 feet (said arc being subtended by a chord of South 00 degrees 42 minutes 18 seconds West for a distance of 21.03 feet) to a computed point;

Thence along a curve to the left having a radius of 96.45 feet for an arc distance of 26.87 feet (said arc being subtended by a chord of South 12 degrees 42 minutes 56 seconds East for a distance of 26.78 feet) to a computed point;

Thence along a curve to the left having a radius of 135.35 feet for an arc distance of 22.43 feet (said arc being subtended by a chord of South 25 degrees 26 minutes 44 seconds East for a distance of 22.41 feet) to a computed point;

Thence along a curve to the left having a radius of 173.64 feet for an arc distance of 17.71 feet (said arc being subtended by a chord of South 33 degrees 06 minutes 55 seconds East for a distance of 17.70 feet) to a computed point;

Thence along a curve to the right having a radius of 166.96 feet for an arc distance of 7.78 feet (said arc being subtended by a chord of South 27 degrees 58 minutes 06 seconds East for a distance of 7.78 feet) to a computed point;

Thence along a curve to the right having a radius of 650.47 feet for an arc distance of 11.07 feet (said arc being subtended by a chord of South 26 degrees 08 minutes 42 seconds East for a distance of 11.07 feet) to a computed point;

Thence along a curve to the right having a radius of 135.14 feet for an arc distance of 14.92 feet (said arc being subtended by a chord of South 14 degrees 05 minutes 06 seconds West for a distance of 14.92 feet) to a computed point;

Thence along a curve to the left having a radius of 130.40 feet for an arc distance of 29.34 feet (said arc being subtended by a chord of South 10 degrees 48 minutes 15 seconds West for a distance of 29.27 feet) to a computed point;

Thence along a curve to the left having a radius of 123.46 feet for an arc distance of 16.01 feet (said arc being subtended by a chord of South 00 degrees 38 minutes 35 seconds West for a distance of 16.00 feet) to a computed point;

Thence along a curve to the left having a radius of 272.93 feet for an arc distance of 17.51 feet (said arc being subtended by a chord of South 04 degrees 54 minutes 39 seconds East for a distance of 17.51 feet) to a computed point;

Thence along a curve to the left having a radius of 155.99 feet for an arc distance of 22.60 feet (said arc being subtended by a chord of South 10 degrees 53 minutes 55 seconds East for a distance of 22.58 feet) to a computed point;

Thence along a curve to the left having a radius of 233.33 feet for an arc distance of 36.40 feet (said arc being subtended by a chord of South 04 degrees 12 minutes 42 seconds West for a distance of 36.36 feet) to a computed point;

Thence along a curve to the left having a radius of 308.51 feet for an arc distance of 24.15 feet (said arc being subtended by a chord of South 02 degrees 29 minutes 59 seconds East for a distance of 24.14 feet) to a computed point;

Thence along a curve to the left having a radius of 82.71 feet for an arc distance of 35.90 feet (said arc being subtended by a chord of South 17 degrees 10 minutes 42 seconds East for a distance of 35.62 feet) to a computed point;

Thence along a curve to the left having a radius of 91.50 feet for an arc distance of 20.12 feet (said arc being subtended by a chord of South 35 degrees 54 minutes 46 seconds East for a distance of 20.08 feet) to a computed point;

Thence along a curve to the left having a radius of 178.58 feet for an arc distance of 15.64 feet (said arc being subtended by a chord of South 44 degrees 43 minutes 13 seconds East for a distance of 15.64 feet) to a computed point;

Thence along a curve to the left having a radius of 344.58 feet for an arc distance of 26.78 feet (said arc being subtended by a chord of South 49 degrees 27 minutes 21 seconds East for a distance of 26.77 feet) to a computed point;

Thence South 49 degrees 02 minutes 09 seconds East for a distance of 15.79 feet to a computed point; Thence South 22 degrees 36 minutes 56 seconds East for a distance of 20.33 feet to a computed point;

Thence along a curve to the left having a radius of 255.86 feet for an arc distance of 28.68 feet (said arc being subtended by a chord of South 26 degrees 03 minutes 39 seconds East for a distance of 28.66 feet) to a computed point;

Thence along a curve to the left having a radius of 424.11 feet for an arc distance of 30.92 feet (said arc being subtended by a chord of South 31 degrees 21 minutes 38 seconds East for a distance of 30.92 feet) to a computed point;

Thence South 16 degrees 26 minutes 48 seconds East for a distance of 48.13 feet to a computed point;

Thence South 30 degrees 02 minutes 27 seconds West for a distance of 12.11 feet to a computed point;

Thence South 26 degrees 59 minutes 29 seconds West for a distance of 7.30 feet to a computed point;

Thence South 26 degrees 39 minutes 37 seconds West for a distance of 12.55 feet to a computed point;

Thence South 33 degrees 28 minutes 11 seconds West for a distance of 13.59 feet to a computed point;

Thence along a curve to the left having a radius of 317.41 feet for an arc distance of 19.31 feet (said arc being subtended by a chord of South 31 degrees 12 minutes 11 seconds West for a distance of 19.31 feet) to a computed point;

Thence along a curve to the left having a radius of 568.38 feet for an arc distance of 24.24 feet (said arc being subtended by a chord of South 28 degrees 14 minutes 17 seconds West for a distance of 24.24 feet) to a computed point;

Thence along a curve to the left having a radius of 286.21 feet for an arc distance of 32.03 feet (said arc being subtended by a chord of South 22 degrees 38 minutes 45 seconds West for a distance of 32.01 feet) to a computed point;

Thence along a curve to the left having a radius of 148.12 feet for an arc distance of 27.10 feet (said arc being subtended by a chord of South 13 degrees 58 minutes 42 seconds West for a distance of 27.06 feet) to a computed point;

Thence along a curve to the left having a radius of 916.10 feet for an arc distance of 26.80 feet (said arc being subtended by a chord of South 07 degrees 53 minutes 58 seconds West for a distance of 26.80 feet) to a computed point;

Thence along a curve to the left having a radius of 140.25 feet for an arc distance of 14.74 feet (said arc being subtended by a chord of South 04 degrees 03 minutes 02 seconds West for a distance of 14.73 feet) to a computed point;

Thence along a curve to the left having a radius of 267.09 feet for an arc distance of 20.10 feet (said arc being subtended by a chord of South 01 degrees 07 minutes 00 seconds East for a distance of 20.10 feet) to a computed point;

Thence along a curve to the left having a radius of 112.08 feet for an arc distance of 19.22 feet (said arc being subtended by a chord of South 08 degrees 11 minutes 10 seconds East for a distance of 19.20 feet) to a computed point;

Thence South 14 degrees 47 minutes 36 seconds East for a distance of 12.56 feet to a computed point;

Thence South 17 degrees 29 minutes 08 seconds East for a distance of 16.40 feet to a computed point; Thence South 19 degrees 10 minutes 29 seconds East for a distance of 23.86 feet to a computed point;

Thence South 20 degrees 41 minutes 39 seconds East for a distance of 20.56 feet to a computed point;

Thence South 22 degrees 51 minutes 19 seconds East for a distance of 7.15 feet to a computed point;

Thence South 25 degrees 46 minutes 53 seconds West for a distance of 9.14 feet to a computed point;

Thence along a curve to the left having a radius of 136.51 feet for an arc distance of 19.24 feet (said arc being subtended by a chord of South 28 degrees 45 minutes 04 seconds West for a distance of 19.23 feet) to a computed point;

Thence along a curve to the left having a radius of 105.19 feet for an arc distance of 17.73 feet (said arc being subtended by a chord of South 19 degrees 53 minutes 06 seconds West for a distance of 17.71 feet) to a computed point;

Thence South 11 degrees 27 minutes 29 seconds West for a distance of 11.36 feet to a computed point;

Thence South 31 degrees 14 minutes 07 seconds West for a distance of 6.84 feet to a computed point;

Thence along a curve to the left having a radius of 95.38 feet for an arc distance of 17.51 feet (said arc being subtended by a chord of South 23 degrees 41 minutes 55 seconds West for a distance of 17.48 feet) to a computed point;

Thence South 16 degrees 01 minutes 16 seconds West for a distance of 14.44 feet to a computed point; Thence South 42 degrees 29 minutes 40 seconds West for a distance of 2.28 feet to a computed point;

Thence along a curve to the left having a radius of 83.26 feet for an arc distance of 33.55 feet (said arc being subtended by a chord of South 40 degrees 02 minutes 10 seconds West for a distance of 33.32 feet) to a computed point;

Thence along a curve to the left having a radius of 128.94 feet for an arc distance of 20.21 feet (said arc being subtended by a chord of South 24 degrees 00 minutes 08 seconds West for a distance of 20.19 feet) to a computed point;

Thence along a curve to the left having a radius of 153.77 feet for an arc distance of 22.37 feet (said arc being subtended by a chord of South 15 degrees 20 minutes 35 seconds West for a distance of 22.35 feet) to a computed point;

Thence along a curve to the left having a radius of 83.94 feet for an arc distance of 36.51 feet (said arc being subtended by a chord of South 01 degrees 17 minutes 03 seconds East for a distance of 36.22 feet) to a computed point;

Thence along a curve to the left having a radius of 110.81 feet for an arc distance of 17.61 feet (said arc being subtended by a chord of South 18 degrees 17 minutes 45 seconds East for a distance of 17.59 feet) to a computed point;

Thence South 25 degrees 07 minutes 49 seconds East for a distance of 17.31 feet to a computed point;

Thence South 27 degrees 41 minutes 54 seconds East for a distance of 8.36 feet to a computed point; Thence South 86 degrees 01 minutes 28 seconds West for a distance of 4.84 feet to a computed point;

Thence South 86 degrees 34 minutes 23 seconds West for a distance of 13.91 feet to a computed point; Thence North 89 degrees 40 minutes 25 seconds West for a distance of 6.44 feet to a computed point;

Thence along a curve to the right having a radius of 316.19 feet for an arc distance of 13.92 feet (said arc being subtended by a chord of North 86 degrees 30 minutes 42 seconds West for a distance of 13.92 feet) to a computed point;

Thence along a curve to the left having a radius of 75.00 feet for an arc distance of 78.96 feet (said arc being subtended by a chord of South 64 degrees 35 minutes 24 seconds West for a distance of 75.36 feet) to a 1/2" iron pin set;

Thence South 34 degrees 25 minutes 51 seconds West for a distance of 93.67 feet to a 1/2" iron pin set;

Thence North 57 degrees 06 minutes 08 seconds West for a distance of 321.12 feet to a 1/2" iron pin set; Thence North 89 degrees 43 minutes 07 seconds West for a distance of 501.69 feet to a 1/2" iron pin set;

Thence South 71 degrees 30 minutes 16 seconds West for a distance of 52.82 feet to a 1/2" rebar found;

Thence South 82 degrees 33 minutes 40 seconds West for a distance of 1086.76 feet to a concrete monument found at the common corner of Land Lots 207, 208, 209 and 210;

Thence along the west line of Land Lot 210 North 00 degrees 46 minutes 02 seconds East for a distance of 1395.07 feet to a 1/2" iron pin set, said 1/2" iron pin set being the Point of Beginning.

Said tract or parcel of land contains 60.876 acres or 2,651,760 square feet.

Together with easements appurtenant to the subject property as contained in that certain Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Gillem Logistics Center by Urban Redevelopment Agency of The City of Forest Park, Georgia, a Georgia public body corporate and politic, dated June 11, 2014, filed for record June 12, 2014, and recorded in Deed Book 10541, Page 591, aforesaid records; as affected by that certain Agreement, filed for record June 12, 2014, and recorded in Deed Book 10541, Page 683, aforesaid records; as further affected by that certain Withdrawal of Property from Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Gillem Logistics Center, dated March 9, 2016, filed for record March 15, 2016, and recorded in Deed Book 10858, Page 628, aforesaid records; as further affected by that certain Supplemental Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Gillem Logistics Center, dated October 30, 2017, filed for record November 2, 2017, and recorded in Deed Book 11192, Page 468, aforesaid records; as amended and restated by that certain Amended and Restated Supplemental Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Gillem Logistics Center, filed for record September 6, 2018, and recorded in Deed Book 11371, Page 384, aforesaid records; as further affected by that certain Supplemental Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Gillem Logistics Center, filed for record September 6, 2018, and recorded in Deed Book 11371, Page 394, aforesaid records; as further affected by that certain Recording Affidavit by Ryan J. Metzler, Esq., dated November 16, 2018, filed for record November 27, 2018, and recorded in Deed Book 11426, Page 17, aforesaid records; as further affected by that certain Recording Affidavit by Robert Whitney, dated January 23, 2019, filed for record January 28, 2019, and recorded in Deed Book 11462, Page 321, aforesaid records; and as further affected by that certain Supplemental Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Gillem Logistics Center by Urban Redevelopment Agency of the City of Forest Park, Georgia, a Georgia public body corporate and politic, dated October 30, 2019, filed for record November 4, 2019, and recorded in Deed Book 11695, Page 234, aforesaid records; as further affected by Recording

Affidavit, filed December 9, 2020, and recorded in Deed Book 12249, Page 270, aforesaid records; as further affected by Recording Affidavit by Raymond P. Sheley, Esq., dated December 22, 2021, recorded December 27, 2021 in Deed Book 12773, Page 725, aforesaid records

## EXHIBIT B

### **BOND DOCUMENTS**

1. Bond Purchase Agreement dated as of December 1, 2021 between the Issuer and the Original Lessee (in its capacity as purchaser of the Bond, the “**Bond Buyer**”)
2. Lease Agreement dated as of December 1, 2021 (the “**Lease**”), between the Issuer and the Original Lessee (in its capacity as lessee)
3. Memorandum of Lease dated as of March 11, 2022, between the Issuer and Assignor, as recorded in the Clayton County, Georgia Real Estate Records at Deed Book 12881, Page 509
4. Assignment and Security Agreement dated as of December 1, 2021 between the Issuer and the Bond Buyer, as recorded in the Clayton County, Georgia Real Estate Records at Deed Book 12881, Page 452
5. Economic Development Agreement dated as of December 1, 2021, between the Issuer and the Original Lessee, to which is incorporated therein and amended thereby that certain Economic Development Incentives Memorandum of Understanding dated as of November 4, 2021, by and between the Issuer and the Original Lessee
6. Purchase and Sale Agreement dated as of December 1, 2021, by and between the Issuer and the Original Lessee
7. Assignment of Bond, Lease and Other Bond Documents dated as of March 11, 2022 between Original Lessee and Assignor, and acknowledged and consented to by the Issuer, and recorded March 15, 2022, in the Clayton County, Georgia Real Estate Records at Deed Book 12881, Page 475

**A RESOLUTION OF THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF FOREST PARK AUTHORIZING AND APPROVING, INTER ALIA, THE EXECUTION AND DELIVERY OF AN ASSIGNMENT OF BOND, LEASE AND OTHER BOND DOCUMENTS, AND RELATED DOCUMENTS IN CONNECTION THEREWITH, TO EFFECT THE TRANSFER AND ASSIGNMENT OF THAT CERTAIN DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF FOREST PARK ECONOMIC DEVELOPMENT REVENUE BOND (GILLEM LOGISTICS CENTER BUILDING 1100, LLC PROJECT), SERIES 2021, AND CERTAIN RELATED BOND DOCUMENTS; AUTHORIZING SUCH FURTHER ACTIONS AS ARE NECESSARY; AND FOR OTHER RELATED PURPOSES.**

**WHEREAS**, pursuant to a bond resolution adopted by the Downtown Development Authority of the City of Forest Park (the “**Issuer**”) on November 4, 2021 (the “**Bond Resolution**”), the Issuer issued its Downtown Development Authority of the City of Forest Park Economic Development Revenue Bond (Gillem Logistics Center Building 1100, LLC Project), Series 2021 (herein called the “**Bond**”) in the maximum principal amount of \$45,000,000 to acquire a capital project consisting of land, an industrial building located thereon at 200 Metcalf Road Extension, Forest Park, Georgia, together with improvements that have been or will be constructed and installed thereat and related building fixtures and building equipment (collectively, the “**Project**”); and

**WHEREAS**, in connection with the issuance of the Bond, the Issuer and Gillem Logistics Center Building 1100, LLC, a Georgia limited liability company (the “**Original Company**”), executed the following documents, each dated as of December 1, 2021, unless otherwise indicated: (i) a Lease Agreement; (ii) a Bond Purchase Agreement; (iii) an Assignment and Security Agreement, recorded in the Clayton County, Georgia Real Estate Records at Deed Book 12881, Page 452; (iv) a Purchase and Sale Agreement; and (v) an Economic Development Agreement (including that certain Economic Development Incentives Memorandum of Understanding dated as of November 4, 2021 as incorporated therein and amended thereby) (said documents being collectively referred to herein as the “**Bond Documents**”); and

**WHEREAS**, the Original Company previously assigned the Bond and the Bond Documents to TA Gillem Logistics 1100, LLC, a Delaware limited liability company (the “**Assignor**”), pursuant to that certain Assignment of Bond, Lease and Other Bond Documents by and between the Original Company and the Assignor, and acknowledged and consented to by the Issuer, dated as of March 11, 2022, recorded in the Clayton County, Georgia Real Estate Records at Deed Book 12881, Page 475 (the “**First Assignment**”); and

**WHEREAS**, the Assignor desires to further assign the Bond and the Bond Documents (as assigned and amended by the First Assignment) to Digital Fort Gillem 2, LLC, a Delaware limited liability company (the “**Assignee**”), and the Assignee desires to accept such assignment pursuant to an Assignment of Bond, Lease and Other Bond Documents (the “**Assignment**”) to be entered into by and between the Assignor and the Assignee, and to be acknowledged and consented to by the Issuer, the proposed form of which is attached hereto as Exhibit A and incorporated herein by reference; and

**WHEREAS**, the Issuer has determined that, subject to approval by its Chair or Vice Chair in consultation with the Issuer’s counsel, it is desirable for the Issuer to approve the Assignment, and to authorize the execution and delivery of all agreements, amendments, deeds, certificates, instruments, and other documents of whatever kind which may be necessary or desirable in order to effectuate and carry out the Assignment, or in connection therewith, including, without limitation, the Assignment (collectively, the “**Assignment Documents**”); and

**WHEREAS**, the Issuer has determined, and does hereby determine, that it is desirable for the Issuer to execute and deliver the Assignment Documents, and that the foregoing (including, without limitation, the Assignment and the execution and delivery of the Assignment Documents) and all further actions as may be taken by the Issuer by the authority of this Resolution, will further the public purposes of the Act (as defined in the Bond Resolution) for which the Issuer was created.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Downtown Development Authority of the City of Forest Park, as follows:

**Section 1. Approval, Authorization, Execution and Delivery.** The Issuer hereby approves and authorizes the Assignment and the execution and delivery of the Assignment Documents, and the transactions on the part of the Issuer necessary or desirable in order to consummate and carry out the Assignment and the Assignment Documents. The Chair or Vice Chair of the Issuer is authorized, in consultation with counsel to the Issuer, on behalf of the Issuer, to (i) review, agree to changes to, and to finalize, execute and deliver the Assignment Documents (including, without limitation, the Assignment) in such form and substance as may be approved by the Chair or Vice Chair of the Issuer in consultation with the Issuer’s counsel (or in such form and substance as otherwise may be recommended by the Issuer’s counsel), and (ii) take such other actions as may be necessary or desirable in connection therewith or in connection with the Assignment, and the execution of such documents by the Chair or Vice Chair of the Issuer as herein authorized shall be conclusive evidence of such approval. The Secretary of the Issuer is authorized to attest, and to affix the seal of the Issuer to, any such agreement, document, certificate or instrument so executed and delivered. Further, and without limitation, from and after the date of adoption of this Resolution, the Chair, Vice Chair and the other officers of the Issuer, and its directors, members, officials, employees, and agents, in consultation with counsel to the Issuer, are hereby authorized to do all such acts and things and to execute and deliver any and all other agreements, documents, certificates, and other instruments as may be required in connection with the matters authorized above, including, but not limited to, a Bond No. R-3 to be issued in the name of the Assignee, which is to replace Bond No. R-2 in connection with the transfer and assignment of the Bond to the Assignee, all in accordance with the terms and provisions of the Bond Resolution and the Bond Documents. The execution and delivery of any such agreement, document, certificate or instrument on behalf of the Issuer shall be conclusive evidence that such execution or approval is authorized hereby. The authority granted under this Section 1 shall be broadly construed to effectuate the intent of this Resolution and to accomplish and carry out the Assignment.

**Section 2. Governing Law.** This resolution shall be governed by and shall be construed under and enforced in accordance with the laws of the State of Georgia, without regard to the provisions of Georgia law relating to conflict of laws.

**Section 3. No Individual Responsibility of Officials of Issuer.** No stipulations, obligations or agreements of the Issuer herein or in the Assignment shall be deemed to be stipulations, obligations or agreements of any member or official of the Issuer in his or her individual capacity.

**Section 4. Conflicts.** Any and all resolutions or parts of resolutions heretofore adopted which are in conflict with this resolution shall, to the extent of such conflict, be and the same are hereby repealed.

**Section 5. Severability.** In case any one or more of the provisions of this resolution, shall for any reason be held illegal or invalid, such illegality or invalidity shall not affect any of the other provisions of this resolution, but this resolution shall be construed and enforced as if such illegal or invalid provisions had not been contained herein or therein.

**Section 6. Recitals.** The recitals above (including, without limitation, the findings, determinations, and other matters set forth therein) are hereby incorporated into this Resolution by reference and shall be a part hereof.

**Section 7. Effective Date.** This resolution shall become effective upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

**PASSED, ADOPTED, SIGNED, APPROVED, AND EFFECTIVE** this \_\_\_ day of \_\_\_\_\_, 2026.

**DOWNTOWN DEVELOPMENT AUTHORITY  
OF THE CITY OF FOREST PARK**

By: \_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Secretary

[SEAL]

**EXHIBIT A**  
**FORM OF ASSIGNMENT**

**[Attached]**



**CERTIFICATE OF SECRETARY**

The undersigned Secretary of the Downtown Development Authority of the City of Forest Park (the “**Issuer**”), **DOES HEREBY CERTIFY** that the foregoing pages constitute a true and correct copy of the resolution adopted by the Issuer at an open public meeting at which a quorum was present, duly called and lawfully assembled at \_\_: \_\_ .m., on the \_\_\_\_ day of \_\_\_\_\_, 2026, the original of such Resolution being duly recorded in the Minute Book of the Issuer, which Minute Book is in my custody and control.

I do hereby further certify that all members of the Issuer were present at said meeting except the following members who were absent:

\_\_\_\_\_

and that the Resolution was duly adopted by the following vote: :

The following voted “Aye”: \_\_\_\_\_  
\_\_\_\_\_;

The following voted “Nay”: \_\_\_\_\_  
\_\_\_\_\_;

The following Did Not Vote: \_\_\_\_\_  
\_\_\_\_\_.

**WITNESS** my hand and the official seal of the Downtown Development Authority of the City of Forest Park, this the \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Secretary

[SEAL]

**EXHIBIT F**

**FORM OF ASSIGNMENT OF BOND, LEASE AND OTHER BOND DOCUMENTS**

\_\_\_\_\_  
(Space above this line is for recording data.)

**After recording, please return to:**

Cross Reference to Clayton County Records:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attn: \_\_\_\_\_

Tax Parcel No.: \_\_\_\_\_

(i) Memorandum of Lease, recorded at Deed Book 12881, Page 509; (ii) Assignment and Security Agreement, recorded at Deed Book 12881, Page 452; (iii) UCC-1 Fixture Filing, recorded at Deed Book 12881, Page 465; and (iv) Assignment of Bond, Lease and Other Documents, recorded at Deed Book 12881, Page 475.

**ASSIGNMENT OF BOND, LEASE AND OTHER BOND DOCUMENTS**

This **ASSIGNMENT OF BOND, LEASE AND OTHER DOCUMENTS** (this “**Assignment**”), dated as of \_\_\_\_\_, 2026 (the “**Effective Date**”), is by and between **TA GILLEM LOGISTICS 1100, LLC**, a Delaware limited liability company (the “**Assignor**”), and **DIGITAL FORT GILLEM 2, LLC**, a Delaware limited liability company (the “**Assignee**”), and is acknowledged and consented to by the **DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF FOREST PARK** (the “**Issuer**”), a downtown development authority and public body corporate and politic created and existing under the laws of the State of Georgia.

**WITNESSETH:**

**WHEREAS**, pursuant to a bond resolution adopted by the Issuer on November 4, 2021 (the “**Bond Resolution**”), the Issuer issued its Downtown Development Authority of the City of Forest Park Economic Development Revenue Bond (Gillem Logistics Center Building 1100, LLC Project), Series 2021 in the maximum principal amount of \$45,000,000 (the “**Bond**”) for the purpose of financing the costs of acquiring land (the “**Site**”), as more fully described on Exhibit A attached hereto and incorporated herein by reference, on which the Assignor planned to construct an approximately 909,509 square foot distribution/fulfillment facility and related improvements, building fixtures and building equipment (collectively, the “**Improvements**” and together with the Site, the “**Project**”), located within the central business district of the City of Forest Park, Georgia at 200 Metcalf Road Extension, Forest Park, Georgia, and to finance related costs; and

**WHEREAS**, in connection with the issuance of the Bond, the Issuer and Gillem Logistics Center Building 1100, LLC, a Georgia limited liability company (the “**Original**

Lessee”), executed the documents described on Exhibit B attached hereto and incorporated herein by reference (the “**Bond Documents**”); and

**WHEREAS**, a Fixture Filing related to the Assignment and Security Agreement identified as Item 4 on Exhibit B was also recorded as noted in the heading of this Assignment in the Clayton County, Georgia, Real Estate Records (the “**Fixture Filing**”), and a corresponding UCC1 financing statement was centrally indexed in the records of the Georgia Superior Court Clerks’ Cooperative Authority (“**GSCCCA**”) as No. 031-2022-000323 (the “**UCC**”); and

**WHEREAS**, the Original Lessee assigned the Bond Documents to Assignor pursuant to that certain Assignment of Bond, Lease and Other Documents between the Original Lessee and the Assignor, and acknowledged and consented to by the Issuer, dated as of March 11, 2022, and recorded at Deed Book 12881, Page 475, of the Clayton County, Georgia, Real Estate Records (the “**First Assignment**”); and

**WHEREAS**, the Assignor now desires to assign the Bond and the Bond Documents to the Assignee, and the Assignee desires to accept such assignment on the terms and conditions set forth herein.

**NOW, THEREFORE**, for and in consideration of the mutual covenants contained herein, the parties hereby agree as follows:

1. Defined Terms. Capitalized terms used but not defined herein shall have the meanings ascribed to them in the Bond Documents.

2. Assignment. The Assignor hereby assigns, transfers, sets over, grants and conveys unto the Assignee as of the Effective Date the Bond Documents and all of the Assignor’s right, title and interest in, to, and arising under the Bond Documents and any and all collateral held by or on behalf of the Issuer in connection therewith and any and all certificates, opinions and other documents executed in connection therewith. The Assignee hereby accepts such assignment and assumes the obligations, covenants, agreements and liabilities of the Assignor under the Bond Documents (including, but not limited to, indemnification of the Issuer), arising from and after the Effective Date. The Assignor shall remain liable for all such obligations, covenants, agreements and liabilities first arising prior to the Effective Date hereof. The Assignor hereby indemnifies, defends and holds harmless the Assignee from and against any and all liabilities, losses, damages, costs, expenses (including without limitation reasonable attorneys’ fees and expenses), causes of action, lawsuits, arbitrations, legal proceedings, claims, demands or judgments of any nature arising from any obligations, covenants, agreements and liabilities under the Bond Documents (including, but not limited to, indemnification of the Issuer) first arising prior to the Effective Date hereof. This Assignment shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors and assigns. Assignor, Assignee and Issuer acknowledge and agree that the foregoing assignment of the Bond and the Bond Documents is permitted under the Bond, the Bond Resolution, the Lease Agreement identified as Item 2 on Exhibit B attached hereto (*i.e.*, the Lease), and the other Bond Documents, and that as a result of such assignment, the Assignee is and will be the lessee (*i.e.*,

the “Lessee” under the Lease) of the Project, and is hereby deemed a permitted transferee of the Bond, the Lease and the other Bond Documents. The Assignor, the Assignee and the Issuer further acknowledge and agree that all notices required under the Bond, the Bond Resolution and the Bond Documents in connection with this Assignment shall be deemed to have been properly given. The Assignor, the Assignee and the Issuer further acknowledge and agree that this Assignment is in compliance with Section 8.01 of the Lease.

3. Issuer’s Acknowledgment and Recourse. The Issuer acknowledges and consents to the foregoing assignment by the Assignor. As of the Effective Date hereof, the Issuer acknowledges that it shall look solely and exclusively to the Assignee for the payment or performance of the covenants, liabilities and obligations set forth in the Bond Documents arising from and after the Effective Date hereof and shall have no recourse whatsoever against the Assignor and hereby releases the Assignor with respect to such covenants, liabilities and obligations arising from and after the Effective Date hereof. The Issuer acknowledges and agrees consents to the assumption by the Assignee of all covenants, liabilities and obligations imposed on the “Company,” “Lessee,” “Bond Buyer” and “Seller” under the Bond Documents arising from and after the Effective Date hereof and shall have no recourse whatsoever against the Assignee with respect to such covenants, liabilities and obligations arising prior to the Effective Date hereof. The Assignor shall remain liable for all such obligations, covenants, agreements and liabilities arising prior to the Effective Date hereof.

4. Assignee’s Investment Confirmation. The Bond is being simultaneously assigned herewith. The Assignee hereby confirms that: (i) the Assignee is acquiring the Bond as an investment for its own account and not with a view to distribution or resale; (ii) the Assignee understands the limited source of payment and the limited security for the Bond and has conducted its own due diligence investigation as to the Bond and sources of payment of the Bond and interest thereon and in the conduct of such investigation, the Assignee has not relied on any representations of the Issuer; (iii) the Assignee understands the risks involved in investing in the Bond and has the financial ability to accept such risk; (iv) the Assignee understands that neither the Issuer, the Assignor nor any other Person (as defined in the Lease) is required, by the terms of such Bond or the Bond Purchase Agreement referenced therein and identified as Item 1 on Exhibit B attached hereto, to provide continuing disclosure with respect to the Bond under Securities and Exchange Commission Rule 15c2-12; (v) the subsequent transfer of the Bond by the Assignee shall also be subject to the restrictions contained in the Bond and in Section 10 of the Bond Purchase Agreement; and (vi) the Assignee agrees to comply with the obligations of the “Bond Buyer” under the Bond Purchase Agreement, to the extent arising from and after the Effective Date hereof. Notwithstanding anything to the contrary, nothing herein shall be deemed to limit, waive, or otherwise modify any representation, warranty, covenant, or indemnification made by the Assignor in this Assignment, the Agreement of Purchase and Sale by and between Assignor and Assignee dated as of May 22, 2026, or any other document delivered in connection herewith or therewith.

5. Recording and Filing. The Assignee, at its cost, shall file this Assignment, the Quitclaim Deed (defined below), and file amendments to the Fixture Filing and the UCC

(showing that the Assignee has become the secured party, and to modify the description of the Site to reflect the legal description contained in Exhibit A attached hereto, as applicable) with the Clerk of Superior Court of Clayton County so that this Assignment, the Quitclaim Deed and the Fixture Filing may be recorded in the Records and so that the UCC may be centrally indexed in the records of the GSCCCA. The Assignee shall have the sole responsibility for filing any necessary continuation statements. The Assignor shall reasonably cooperate with the Assignee in connection with any such filings, including by executing any documents or instruments reasonably necessary to effectuate the foregoing. The Assignor shall execute and deliver a quitclaim deed (“**Quitclaim Deed**”) to the Issuer simultaneously with the execution and delivery of this Assignment for the purpose of conveying to the Issuer any and all of its interest in the real property described on Exhibit A attached hereto.

6. Amendments. The Bond Documents are hereby amended as follows:

- a) The Assignee is hereby substituted for the Assignor as the “Company,” “Lessee,” “Bond Buyer” and “Seller,” as applicable.
- b) To provide that the address for notices of the Assignee shall be as follows (subject to the provisions of the Bond Documents providing for subsequent changes therein):

To the Assignee:           c/o Digital Realty Trust, L.P.  
                                  2323 Bryan Street, Suite 1800  
                                  Dallas, Texas 75201  
                                  Attn: General Counsel  
                                  Email: legalnotices@digitalrealty.com,  
                                  aalves@digitalrealty.com,  
                                  myoo@digitalrealty.com

- c) The legal description of the Site contained in (i) Exhibit A of the Lease, (ii) Exhibit A of the Memorandum of Lease described in Exhibit B attached hereto, (iii) Exhibit A of the Purchase and Sale Agreement described in Exhibit B attached hereto, and (iv) Exhibit A of the Assignment and Security Agreement described in Exhibit B attached hereto, are each hereby replaced with the legal description contained in Exhibit A attached hereto.

7. Issuance and Registration of Bond. The Assignor shall have surrendered the original of Bond No. R-2 to the registrar for registration of transfer and shall have caused a replacement Bond No. R-3, which shall be in the same form as Bond No. R-2 (subject to only the amendments expressly set forth in Section 6 hereof, if applicable, and to any other changes necessary to reflect the assignment by Assignor to Assignee described herein), to be issued and registered in the name of the Assignee on the Effective Date. The Assignor represents and warrants to the Issuer and the Assignee that (i) the Schedule of Advances and Payments attached to Bond No. R-2, which is to be attached to Bond No. R-3, is correct and complete, (ii) the amount advanced under the Bond represents the full amount of the aggregate costs and expenses

paid or incurred in connection with and permitted by the Act to be paid or reimbursed from Bond proceeds, and (iii) the aggregate amount advanced under the Bond is \$45,000,000. The Assignee acknowledges and agrees that additional advances can no longer be made under the Bond.

8. Counterparts. This Assignment may be executed in multiple counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same agreement.

9. Bond Transfer Instructions; Costs. The Assignor hereby acknowledges that it has the sole responsibility to (i) provide, contemporaneously with the execution and delivery of this Assignment, Bond Transfer Instructions in substantially the same form as the Bond Transfer Instructions provided by the Original Lessee in connection with the First Assignment, and (ii) pay any and all expenses incurred by the Issuer, including fees and expenses of the Issuer's Counsel and Bond Counsel, and any stamp tax or governmental charge payable in connection with the assignment of the Lease, the Bond and the Bond Documents and the issuance of a replacement Bond.

10. Miscellaneous. This Assignment and the obligations of the Assignor and the Assignee hereunder shall be binding upon and inure to the benefit of the Assignor and the Assignee and their respective successors, assigns, heirs, executors, administrators and personal representatives and shall be governed by and construed in accordance with the laws of the State of Georgia and may not be modified or amended in any manner other than by a written agreement signed and acknowledged, as applicable, by all parties hereto.

11. Recitals. The recitals at the beginning of this Assignment are part hereof and are hereby incorporated herein by reference.

12. Survival. All indemnities shall survive all events contemplated in this Assignment or the Bond Documents. No indemnitee is indemnified against its own gross negligence or willful misconduct. Notwithstanding the foregoing, the indemnification provisions contained in the Lease and the other Bond Documents shall control in the event of a conflict between such indemnification provisions and the immediately foregoing sentence.

13. Unassigned Rights. Nothing contained herein shall diminish, encumber, assign, convey, pledge, subordinate, subject or otherwise adversely affect any Unassigned Rights (as defined in the Lease) of the Issuer, any provision hereof to the contrary notwithstanding. The Issuer shall be a beneficiary of and shall be entitled to directly enforce all agreements in its favor contained herein.

14. Other Consents and Approvals. The Assignor represents and warrants to the Issuer that no consent or approval of any lender (including, any "Lender," as defined in the Lease) or other third party (which has not already been obtained as of the Effective Date) is required in connection with the Assignor's execution and delivery of this Assignment, it being understood that the effectiveness of this Assignment shall be conditioned on satisfaction of Assignor's indebtedness secured by the Project (if any) and release of any liens and security

interests relating to the same (if any). Assignor, in its capacity as the Bondholder (as defined in the Lease), hereby consents to the execution and delivery of this Assignment and the carrying out of the transactions described herein.

15. Indemnification and Exculpation of the Issuer. The Issuer is executing and delivering this Assignment solely at the request of, and as an accommodation to, Assignor. The Issuer shall be entitled, with respect to this Assignment, to all indemnifications provided in the Lease and other Bond Documents in favor of the Issuer. The Issuer shall incur no pecuniary liability to Assignor or Assignee by virtue of this Assignment and shall not be required to advance its own funds in the performance hereof.

16. Permitted Uses. The Assignee acknowledges and agrees that the Project shall at all times be used only for the permitted uses set forth in Section 7.10 of the Lease. Additionally, without limiting the generality of the foregoing, the Assignee covenants and agrees with the Issuer, and represents and warrants to the Issuer, that **at all times while the Lease is in effect** the Project will not at any time be used as a data center.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

**IN WITNESS WHEREOF**, the undersigned acting by and through their duly authorized officers have caused this instrument to be executed under seal as of the first date written above.

Signed and sealed in the presence of:

**ASSIGNOR:**

**TA GILLEM LOGISTICS 1100, LLC**, a Delaware limited liability company

\_\_\_\_\_  
Unofficial Witness

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

**[NOTARIAL SEAL]**

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

[Signature Page to the Assignment of Bond, Lease and Other Bond Documents]

Signed and sealed in the presence of:

**ASSIGNEE:**

**DIGITAL FORT GILLEM 2, LLC,**  
a Delaware limited liability company

\_\_\_\_\_  
Unofficial Witness

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

**[NOTARIAL SEAL]**

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

[Signature Page to the Assignment of Bond, Lease and Other Bond Documents]

**ISSUER’S ACKNOWLEDGMENT, CONSENT AND RELEASE**

The Downtown Development Authority of the City of Forest Park (the “**Issuer**”) hereby acknowledges and consents to the foregoing Assignment of Bond, Lease and Other Bond Documents (the “**Assignment**”), including the foregoing assignment of and amendments to the Bond Documents, and agrees to the assumption by the Assignee of all covenants, agreements, liabilities and obligations (including, but not limited to, indemnification of the Issuer) of the Assignor under the Bond Documents arising from and after the Effective Date, and hereby releases the Assignor from such covenants, agreements, liabilities and obligations under the Bond Documents, in each case, to the extent arising from and after the Effective Date of the Assignment. The Assignor shall remain liable for all covenants, agreements, liabilities and obligations (including, but not limited to, indemnification of the Issuer) under the Bond Documents arising prior to the Effective Date of the Assignment. As used herein, capitalized terms shall have the meanings ascribed thereto in the Assignment.

**DOWNTOWN DEVELOPMENT  
AUTHORITY OF THE CITY OF  
FOREST PARK**

By: \_\_\_\_\_  
Name:  
Title:

**ATTEST:**

Signed and sealed in the presence of:

By: \_\_\_\_\_  
Name:  
Title:

\_\_\_\_\_  
Unofficial Witness

[AUTHORITY SEAL]

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

[NOTARIAL SEAL]

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE SITE**

All that tract or parcel of land lying and being in Land Lots 207 and 210 of the 12<sup>th</sup> Land District, City of Forest Park, Clayton County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #15-074; Drawing/File #15-074), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

To find the Point of Beginning, commence at a concrete monument found at the common corner of Land Lots 209, 210, 239 and 240;

Thence along the West line of Land Lot 210 South 00 degrees 46 minutes 02 seconds West for a distance of 1519.17 feet to a 1/2"iron pin set, said 1/2"iron pin set being the Point of Beginning;

Thence departing said west line of Land Lot 210 North 90 degrees 00 minutes 00 seconds East for a distance of 1931.13 feet to a 1/2" iron pin set;

Thence along a curve to the left having a radius of 77.30 feet for an arc distance of 14.13 feet (said arc being subtended by a chord of South 52 degrees 57 minutes 32 seconds West for a distance of 14.11 feet) to a computed point;

Thence along a curve to the left having a radius of 96.05 feet for an arc distance of 18.21 feet (said arc being subtended by a chord of South 44 degrees 17 minutes 17 seconds West for a distance of 18.18 feet) to a computed point;

Thence along a curve to the left having a radius of 245.69 feet for an arc distance of 16.34 feet (said arc being subtended by a chord of South 36 degrees 57 minutes 06 seconds West for a distance of 16.33 feet) to a computed point;

Thence along a curve to the left having a radius of 188.39 feet for an arc distance of 12.88 feet (said arc being subtended by a chord of South 33 degrees 05 minutes 15 seconds West for a distance of 12.88 feet) to a computed point;

Thence along a curve to the left having a radius of 181.42 feet for an arc distance of 12.81 feet (said arc being subtended by a chord of South 29 degrees 06 minutes 21 seconds West for a distance of 12.80 feet) to a computed point;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 95.83 FEET FOR AN ARC DISTANCE OF 30.13 FEET (SAID ARC BEING SUBTENDED BY A CHORD OF SOUTH 18 DEGREES 04 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 30.00 FEET) TO A COMPUTED POINT;

Thence along a curve to the left having a radius of 82.47 feet for an arc distance of 43.62 feet (said arc being subtended by a chord of South 06 degrees 04 minutes 54 seconds East for a distance of 43.11 feet) to a computed point;

Thence along a curve to the left having a radius of 84.36 feet for an arc distance of 46.27 feet (said arc being subtended by a chord of South 36 degrees 56 minutes 53 seconds East for a distance of 45.70 feet) to a computed point;

Thence along a curve to the left having a radius of 150.24 feet for an arc distance of 28.75 feet (said arc being subtended by a chord of South 58 degrees 08 minutes 40 seconds East for a distance of 28.71 feet) to a computed point;

Thence along a curve to the left having a radius of 678.19 feet for an arc distance of 24.23 feet (said arc being subtended by a chord of South 64 degrees 38 minutes 59 seconds East for a distance of 24.22 feet) to a computed point;

Thence South 64 degrees 29 minutes 56 seconds East for a distance of 15.70 feet to a computed point;

Thence South 62 degrees 54 minutes 06 seconds East for a distance of 37.82 feet to a computed point;

Thence South 62 degrees 03 minutes 19 seconds East for a distance of 12.50 feet to a computed point;

Thence along a curve to the left having a radius of 1538.80 feet for an arc distance of 16.01 feet (said arc being subtended by a chord of South 13 degrees 48 minutes 37 seconds West for a distance of 16.01 feet) to a computed point;

Thence along a curve to the left having a radius of 4382.60 feet for an arc distance of 40.94 feet (said arc being subtended by a chord of South 13 degrees 14 minutes 40 seconds West for a distance of 40.94 feet) to a computed point;

Thence along a curve to the left having a radius of 1430.15 feet for an arc distance of 23.82 feet (said arc being subtended by a chord of South 12 degrees 29 minutes 59 seconds West for a distance of 23.82 feet) to a computed point;

Thence along a curve to the left having a radius of 197.77 feet for an arc distance of 20.29 feet (said arc being subtended by a chord of South 09 degrees 05 minutes 00 seconds West for a distance of 20.28 feet) to a computed point;

Thence along a curve to the left having a radius of 110.93 feet for an arc distance of 21.06 feet (said arc being subtended by a chord of South 00 degrees 42 minutes 18 seconds West for a distance of 21.03 feet) to a computed point;

Thence along a curve to the left having a radius of 96.45 feet for an arc distance of 26.87 feet (said arc being subtended by a chord of South 12 degrees 42 minutes 56 seconds East for a distance of 26.78 feet) to a computed point;

Thence along a curve to the left having a radius of 135.35 feet for an arc distance of 22.43 feet (said arc being subtended by a chord of South 25 degrees 26 minutes 44 seconds East for a distance of 22.41 feet) to a computed point;

Thence along a curve to the left having a radius of 173.64 feet for an arc distance of 17.71 feet (said arc being subtended by a chord of South 33 degrees 06 minutes 55 seconds East for a distance of 17.70 feet) to a computed point;

Thence along a curve to the right having a radius of 166.96 feet for an arc distance of 7.78 feet (said arc being subtended by a chord of South 27 degrees 58 minutes 06 seconds East for a distance of 7.78 feet) to a computed point;

Thence along a curve to the right having a radius of 650.47 feet for an arc distance of 11.07 feet (said arc being subtended by a chord of South 26 degrees 08 minutes 42 seconds East for a distance of 11.07 feet) to a computed point;

Thence along a curve to the right having a radius of 135.14 feet for an arc distance of 14.92 feet (said arc being subtended by a chord of South 14 degrees 05 minutes 06 seconds West for a distance of 14.92 feet) to a computed point;

Thence along a curve to the left having a radius of 130.40 feet for an arc distance of 29.34 feet (said arc being subtended by a chord of South 10 degrees 48 minutes 15 seconds West for a distance of 29.27 feet) to a computed point;

Thence along a curve to the left having a radius of 123.46 feet for an arc distance of 16.01 feet (said arc being subtended by a chord of South 00 degrees 38 minutes 35 seconds West for a distance of 16.00 feet) to a computed point;

Thence along a curve to the left having a radius of 272.93 feet for an arc distance of 17.51 feet (said arc being subtended by a chord of South 04 degrees 54 minutes 39 seconds East for a distance of 17.51 feet) to a computed point;

Thence along a curve to the left having a radius of 155.99 feet for an arc distance of 22.60 feet (said arc being subtended by a chord of South 10 degrees 53 minutes 55 seconds East for a distance of 22.58 feet) to a computed point;

Thence along a curve to the left having a radius of 233.33 feet for an arc distance of 36.40 feet (said arc being subtended by a chord of South 04 degrees 12 minutes 42 seconds West for a distance of 36.36 feet) to a computed point;

Thence along a curve to the left having a radius of 308.51 feet for an arc distance of 24.15 feet (said arc being subtended by a chord of South 02 degrees 29 minutes 59 seconds East for a distance of 24.14 feet) to a computed point;

Thence along a curve to the left having a radius of 82.71 feet for an arc distance of 35.90 feet (said arc being subtended by a chord of South 17 degrees 10 minutes 42 seconds East for a distance of 35.62 feet) to a computed point;

Thence along a curve to the left having a radius of 91.50 feet for an arc distance of 20.12 feet (said arc being subtended by a chord of South 35 degrees 54 minutes 46 seconds East for a distance of 20.08 feet) to a computed point;

Thence along a curve to the left having a radius of 178.58 feet for an arc distance of 15.64 feet (said arc being subtended by a chord of South 44 degrees 43 minutes 13 seconds East for a distance of 15.64 feet) to a computed point;

Thence along a curve to the left having a radius of 344.58 feet for an arc distance of 26.78 feet (said arc being subtended by a chord of South 49 degrees 27 minutes 21 seconds East for a distance of 26.77 feet) to a computed point;

Thence South 49 degrees 02 minutes 09 seconds East for a distance of 15.79 feet to a computed point; Thence South 22 degrees 36 minutes 56 seconds East for a distance of 20.33 feet to a computed point;

Thence along a curve to the left having a radius of 255.86 feet for an arc distance of 28.68 feet (said arc being subtended by a chord of South 26 degrees 03 minutes 39 seconds East for a distance of 28.66 feet) to a computed point;

Thence along a curve to the left having a radius of 424.11 feet for an arc distance of 30.92 feet (said arc being subtended by a chord of South 31 degrees 21 minutes 38 seconds East for a distance of 30.92 feet) to a computed point;

Thence South 16 degrees 26 minutes 48 seconds East for a distance of 48.13 feet to a computed point;

Thence South 30 degrees 02 minutes 27 seconds West for a distance of 12.11 feet to a computed point;

Thence South 26 degrees 59 minutes 29 seconds West for a distance of 7.30 feet to a computed point;

Thence South 26 degrees 39 minutes 37 seconds West for a distance of 12.55 feet to a computed point;

Thence South 33 degrees 28 minutes 11 seconds West for a distance of 13.59 feet to a computed point;

Thence along a curve to the left having a radius of 317.41 feet for an arc distance of 19.31 feet (said arc being subtended by a chord of South 31 degrees 12 minutes 11 seconds West for a distance of 19.31 feet) to a computed point;

Thence along a curve to the left having a radius of 568.38 feet for an arc distance of 24.24 feet (said arc being subtended by a chord of South 28 degrees 14 minutes 17 seconds West for a distance of 24.24 feet) to a computed point;

Thence along a curve to the left having a radius of 286.21 feet for an arc distance of 32.03 feet (said arc being subtended by a chord of South 22 degrees 38 minutes 45 seconds West for a distance of 32.01 feet) to a computed point;

Thence along a curve to the left having a radius of 148.12 feet for an arc distance of 27.10 feet (said arc being subtended by a chord of South 13 degrees 58 minutes 42 seconds West for a distance of 27.06 feet) to a computed point;

Thence along a curve to the left having a radius of 916.10 feet for an arc distance of 26.80 feet (said arc being subtended by a chord of South 07 degrees 53 minutes 58 seconds West for a distance of 26.80 feet) to a computed point;

Thence along a curve to the left having a radius of 140.25 feet for an arc distance of 14.74 feet (said arc being subtended by a chord of South 04 degrees 03 minutes 02 seconds West for a distance of 14.73 feet) to a computed point;

Thence along a curve to the left having a radius of 267.09 feet for an arc distance of 20.10 feet (said arc being subtended by a chord of South 01 degrees 07 minutes 00 seconds East for a distance of 20.10 feet) to a computed point;

Thence along a curve to the left having a radius of 112.08 feet for an arc distance of 19.22 feet (said arc being subtended by a chord of South 08 degrees 11 minutes 10 seconds East for a distance of 19.20 feet) to a computed point;

Thence South 14 degrees 47 minutes 36 seconds East for a distance of 12.56 feet to a computed point;

Thence South 17 degrees 29 minutes 08 seconds East for a distance of 16.40 feet to a computed point; Thence South 19 degrees 10 minutes 29 seconds East for a distance of 23.86 feet to a computed point;

Thence South 20 degrees 41 minutes 39 seconds East for a distance of 20.56 feet to a computed point;

Thence South 22 degrees 51 minutes 19 seconds East for a distance of 7.15 feet to a computed point;

Thence South 25 degrees 46 minutes 53 seconds West for a distance of 9.14 feet to a computed point;

Thence along a curve to the left having a radius of 136.51 feet for an arc distance of 19.24 feet (said arc being subtended by a chord of South 28 degrees 45 minutes 04 seconds West for a distance of 19.23 feet) to a computed point;

Thence along a curve to the left having a radius of 105.19 feet for an arc distance of 17.73 feet (said arc being subtended by a chord of South 19 degrees 53 minutes 06 seconds West for a distance of 17.71 feet) to a computed point;

Thence South 11 degrees 27 minutes 29 seconds West for a distance of 11.36 feet to a computed point;

Thence South 31 degrees 14 minutes 07 seconds West for a distance of 6.84 feet to a computed point;

Thence along a curve to the left having a radius of 95.38 feet for an arc distance of 17.51 feet (said arc being subtended by a chord of South 23 degrees 41 minutes 55 seconds West for a distance of 17.48 feet) to a computed point;

Thence South 16 degrees 01 minutes 16 seconds West for a distance of 14.44 feet to a computed point; Thence South 42 degrees 29 minutes 40 seconds West for a distance of 2.28 feet to a computed point;

Thence along a curve to the left having a radius of 83.26 feet for an arc distance of 33.55 feet (said arc being subtended by a chord of South 40 degrees 02 minutes 10 seconds West for a distance of 33.32 feet) to a computed point;

Thence along a curve to the left having a radius of 128.94 feet for an arc distance of 20.21 feet (said arc being subtended by a chord of South 24 degrees 00 minutes 08 seconds West for a distance of 20.19 feet) to a computed point;

Thence along a curve to the left having a radius of 153.77 feet for an arc distance of 22.37 feet (said arc being subtended by a chord of South 15 degrees 20 minutes 35 seconds West for a distance of 22.35 feet) to a computed point;

Thence along a curve to the left having a radius of 83.94 feet for an arc distance of 36.51 feet (said arc being subtended by a chord of South 01 degrees 17 minutes 03 seconds East for a distance of 36.22 feet) to a computed point;

Thence along a curve to the left having a radius of 110.81 feet for an arc distance of 17.61 feet (said arc being subtended by a chord of South 18 degrees 17 minutes 45 seconds East for a distance of 17.59 feet) to a computed point;

Thence South 25 degrees 07 minutes 49 seconds East for a distance of 17.31 feet to a computed point;

Thence South 27 degrees 41 minutes 54 seconds East for a distance of 8.36 feet to a computed point; Thence South 86 degrees 01 minutes 28 seconds West for a distance of 4.84 feet to a computed point;

Thence South 86 degrees 34 minutes 23 seconds West for a distance of 13.91 feet to a computed point; Thence North 89 degrees 40 minutes 25 seconds West for a distance of 6.44 feet to a computed point;

Thence along a curve to the right having a radius of 316.19 feet for an arc distance of 13.92 feet (said arc being subtended by a chord of North 86 degrees 30 minutes 42 seconds West for a distance of 13.92 feet) to a computed point;

Thence along a curve to the left having a radius of 75.00 feet for an arc distance of 78.96 feet (said arc being subtended by a chord of South 64 degrees 35 minutes 24 seconds West for a distance of 75.36 feet) to a 1/2" iron pin set;

Thence South 34 degrees 25 minutes 51 seconds West for a distance of 93.67 feet to a 1/2" iron pin set;

Thence North 57 degrees 06 minutes 08 seconds West for a distance of 321.12 feet to a 1/2" iron pin set; Thence North 89 degrees 43 minutes 07 seconds West for a distance of 501.69 feet to a 1/2" iron pin set;

Thence South 71 degrees 30 minutes 16 seconds West for a distance of 52.82 feet to a 1/2" rebar found;

Thence South 82 degrees 33 minutes 40 seconds West for a distance of 1086.76 feet to a concrete monument found at the common corner of Land Lots 207, 208, 209 and 210;

Thence along the west line of Land Lot 210 North 00 degrees 46 minutes 02 seconds East for a distance of 1395.07 feet to a 1/2" iron pin set, said 1/2" iron pin set being the Point of Beginning.

Said tract or parcel of land contains 60.876 acres or 2,651,760 square feet.

Together with easements appurtenant to the subject property as contained in that certain Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Gillem Logistics Center by Urban Redevelopment Agency of The City of Forest Park, Georgia, a Georgia public body corporate and politic, dated June 11, 2014, filed for record June 12, 2014, and recorded in Deed Book 10541, Page 591, aforesaid records; as affected by that certain Agreement, filed for record June 12, 2014, and recorded in Deed Book 10541, Page 683, aforesaid records; as further affected by that certain Withdrawal of Property from Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Gillem Logistics Center, dated March 9, 2016, filed for record March 15, 2016, and recorded in Deed Book 10858, Page 628, aforesaid records; as further affected by that certain Supplemental Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Gillem Logistics Center, dated October 30, 2017, filed for record November 2, 2017, and recorded in Deed Book 11192, Page 468, aforesaid records; as amended and restated by that certain Amended and Restated Supplemental Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Gillem Logistics Center, filed for record September 6, 2018, and recorded in Deed Book 11371, Page 384, aforesaid records; as further affected by that certain Supplemental Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Gillem Logistics Center, filed for record September 6, 2018, and recorded in Deed Book 11371, Page 394, aforesaid records; as further affected by that certain Recording Affidavit by Ryan J. Metzler, Esq., dated November 16, 2018, filed for record November 27, 2018, and recorded in Deed Book 11426, Page 17, aforesaid records; as further affected by that certain Recording Affidavit by Robert Whitney, dated January 23, 2019, filed for record January 28, 2019, and recorded in Deed Book 11462, Page 321, aforesaid records; and as further affected by that certain Supplemental Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Gillem Logistics Center by Urban Redevelopment Agency of the City of Forest Park, Georgia, a Georgia public body corporate

and politic, dated October 30, 2019, filed for record November 4, 2019, and recorded in Deed Book 11695, Page 234, aforesaid records; as further affected by Recording Affidavit, filed December 9, 2020, and recorded in Deed Book 12249, Page 270, aforesaid records; as further affected by Recording Affidavit by Raymond P. Sheley, Esq., dated December 22, 2021, recorded December 27, 2021 in Deed Book 12773, Page 725, aforesaid records

**EXHIBIT B**

**BOND DOCUMENTS**

1. Bond Purchase Agreement dated as of December 1, 2021 between the Issuer and the Original Lessee (in its capacity as purchaser of the Bond, the “**Bond Buyer**”)
2. Lease Agreement dated as of December 1, 2021 (the “**Lease**”), between the Issuer and the Original Lessee (in its capacity as lessee)
3. Memorandum of Lease dated as of March 11, 2022, between the Issuer and Assignor, as recorded in the Clayton County, Georgia Real Estate Records at Deed Book 12881, Page 509
4. Assignment and Security Agreement dated as of December 1, 2021 between the Issuer and the Bond Buyer, as recorded in the Clayton County, Georgia Real Estate Records at Deed Book 12881, Page 452
5. Economic Development Agreement dated as of December 1, 2021, between the Issuer and the Original Lessee, to which is incorporated therein and amended thereby that certain Economic Development Incentives Memorandum of Understanding dated as of November 4, 2021, by and between the Issuer and the Original Lessee
6. Purchase and Sale Agreement dated as of December 1, 2021, by and between the Issuer and the Original Lessee
7. Assignment of Bond, Lease and Other Bond Documents dated as of March 11, 2022 between Original Lessee and Assignor, and acknowledged and consented to by the Issuer, and recorded March 15, 2022, in the Clayton County, Georgia Real Estate Records at Deed Book 12881, Page 475



# Economic Development Update

## June 25, 2026

**Rochelle B. Dennis**

Economic Development Director

(470) 542-6286 | [rdennis@forestparkga.gov](mailto:rdennis@forestparkga.gov)

# ECONOMIC DEVELOPMENT 2026 EVENTS



**JAN 29**  
**FOREST PARK BUSINESS ASSOCIATION BREAKFAST**  
 9:00 a.m. - 10:30 a.m.  
 696 Main Street  
 Forest Park, GA

**FEB 27**  
**ECONOMIC DEVELOPMENT ROUNDTABLE**  
 11:00 a.m. - 1:00 p.m.  
 745 Forest Parkway  
 Forest Park, GA

**APR 03**  
**TASTE OF FOREST PARK**  
 5:00 p.m. - 8:00 p.m.  
 Bill Lee Park, 721 Main Street  
 Forest Park, GA

**APR 22**  
**FOREST PARK BUSINESS ASSOCIATION BREAKFAST**  
 9:00 a.m. - 10:30 a.m.  
 696 Main Street  
 Forest Park, GA

**JUN 27**  
**WORLD CUP WATCH PARTY**  
 2:00 p.m. - 7:00 p.m.  
 Starr Park  
 Forest Park, GA

**JUL 30**  
**ECONOMIC DEVELOPMENT MIXER**  
 5:30 p.m. - 7:00 p.m.  
 Location TBD

**AUG 13**  
**2ND ANNUAL JOB & TRADE FAIR**  
 9:30 a.m. - 12:00 p.m.  
 803 Forest Parkway  
 Forest Park, GA

**OCT 09**  
**3RD ANNUAL BLUES ON MAIN**  
 6:00 p.m. - 9:00 p.m.  
 Fountain on Main  
 Forest Park, GA

**NOV 28**  
**SMALL BUSINESS SATURDAY**

**DEC 11**  
**2ND ANNUAL BEST OF FOREST PARK AWARDS**  
 9:00 a.m. - 10:30 a.m.  
 803 Forest Parkway  
 Forest Park, GA

Office of Economic Development  
[EconDev@ForestParkGa.Gov](mailto:EconDev@ForestParkGa.Gov)  
 404-366-4720

SCAN TO  
 LEARN MORE









# Sponsorship Proposal



Presented by  
Forest Park Main Street &  
Downtown Development Authority

**October 09, 2026**  
**5:00 PM - 11:00 PM**

**Fountain on Main**  
**886 Main Street**  
**Forest Park, GA**

Feel the rhythm and soul of the blues at **Blues on Main**, back for its **3rd Annual** celebration!

Come hungry, come ready to dance, and experience the blues under the stars in Forest Park.



**INTERNATIONAL SOCCER WATCH PARTY**  
**CARIBBEAN FEST**

**PANAMA VS ENGLAND**

**LIVE WATCH PARTY EXPERIENCE**

**MATCH BEGINS AT 5 P.M.**

**SATURDAY  
JUNE 27**

**2 P.M.  
TO  
7 P.M.**

**STARR PARK  
803 FOREST PARKWAY  
FOREST PARK, GA 30297**

Join the excitement as Panama takes on England!  
Enjoy live music, great food, and unbeatable vibes!  
**Live performance by the Panamanian Marching Band of Atlanta Georgia!**



**BRING YOUR  
TENTS, CHAIRS  
& COOLERS!**



**FOOD VENDORS  
OF ALL TYPES!**



**GREAT MUSIC,  
GOOD VIBES!**

For more information, contact [RecreationLeisure@forestparkga.gov](mailto:RecreationLeisure@forestparkga.gov).



# Economic Development Update

- **FOREST PARK BUSINESS ASSOCIATION**

- Forest Park Business Association Breakfast - TBD
- Best of Forest Park Awards – December 11

- **FILM FOREST PARK**

- Hulu Series

- **HOUSING**

- **GICH**
  - Monthly Meetings; Start-Up Kit / Work Plan
- Clayton County Housing Collective
- Housing Assessment & Strategy

- **PUBLIC ART**

- Public Art Review Board
- People's Janitorial Mural

- **WORKFORCE DEVELOPMENT**

- Atlanta Technical College Strategic Partnership – June 30<sup>th</sup>
- Clayton County Workforce Collective
- CareerReady ATL
- AeroATL Workforce Collective
- GA Power Partnership
- Youth Apprenticeship (CCPS)

- **BEAUTIFICATION**

- Authority Landscaping
- City Plaza Blight

- **OTHER**

- Vacant Commercial Registry
- Public & Private Pending Projects (Landing Page)
- Available Properties Integrated Digital Map

# Economic Development Update

- **INCENTIVES**

- Impact Fees Assessment
- Public-Private Partnerships
- Tax Allocation Districts (TADs) – Possible Expansion
- Community Improvement District (CID) – Expansion Approved
- Opportunity Zone – Re-evaluation
- 2026 Job Tax Credit Program Designation (Tier 1)

- **GRANT OPPORTUNITIES**

- CHIP (Community HOME Investment Program)
- Brownsfield Grant
- CDBG Grant Monitoring Review – June 25th

- **MARKETING**

- Global Atlanta Partnership (Pending)

- **PROPOSED / PENDING DEVELOPMENT**

- Forest Square
- MARTA O&M
- EV Park

- **BRE / RIBBON CUTTINGS**

- Magnolia Lounge – Grand Re-Opening – May 21<sup>st</sup> @ 2pm (3920 Jonesboro Road)

- **UPCOMING ENGAGEMENTS**

- Army BRAC Visit – June 15<sup>th</sup>
- 4<sup>th</sup> Annual CCC Economic Development Brunch - June 18<sup>th</sup>

- **ADMIN**

- Economic Development Business Engagement Coordinator (Pending Approval)



# PENDING PROJECTS

Project Lifecycle: Planning - Budget - Design - Permitting - Construction - Completion

Project	Address	Status
<a href="#">City Park, Phase 1</a>	3900 NE 3 Avenue	Completed
<a href="#">Fire Station 87, Phase 1</a>	2100 NW 39 Street	Completed
<a href="#">Fire Station 87, Phase 2</a>	2100 NW 39 Street	Planning
<a href="#">Fire Station 9</a>	3881 NE 6 Ave.	Completed
<a href="#">Fire Station 20</a>	880 West Prospect Road	Planning
<a href="#">North Andrews Gardens</a>	250 NE 56 Court	Completed
<a href="#">City Park, Phase 2</a>	3900 NE 3 Avenue	Design

## Non-Bond Facilities Projects

Project	Address	Status
Richard E. Giusti Heart Par Cours	600 NE 38 Street	Completed
<a href="#">Public Works Facility</a>	3801 NE 5 Avenue	Completed

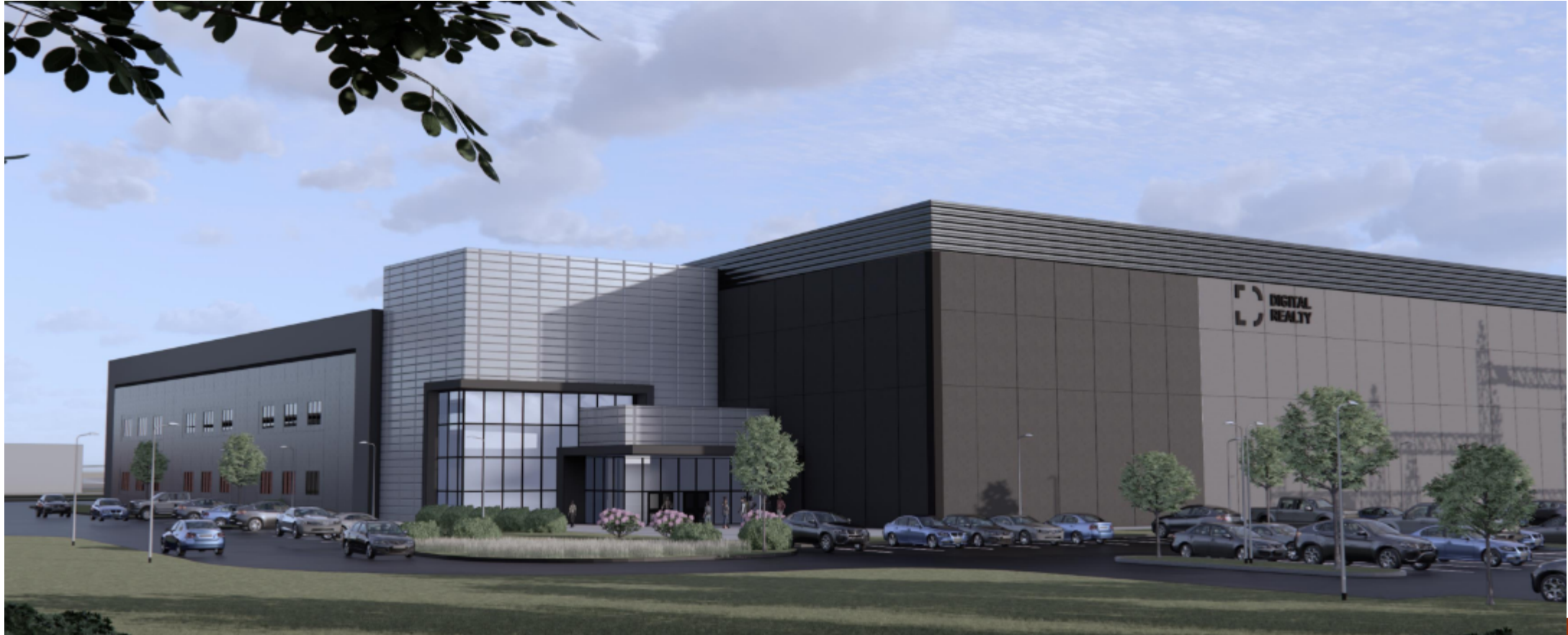
## Recent Updates:

February 19, 2025 - [Moving the City on the Move Presentation](#)

Through interdepartmental coordination between **Economic Development, Planning & Community Development, Public Works, and Public Information**, we are working on a comprehensive plan to create a public-facing landing page similar to this example: [Oakland Park – City Facilities](#).

As you’ll notice in the example, most of the details are high-level—project name, address/location, and status—but visitors can click on a project to access additional information, such as a concept briefing or rendering, depending on availability.

Our goal is to share **capital projects, Board-authority projects, and private development projects** in a clear, transparent format. The attached spreadsheet represents our internal back-end document, which we review monthly. Additionally, we hold a joint interdepartmental biweekly meeting with **Falcon Engineering** to discuss capital projects.



# Digital Realty Development

- 1.9M SF proposed data center campus of 97-acre slice of Fort Gillem; \$3B investment
- Zoned industrial
- Purchased 1,728 legacy stream mitigation credits to fund the restoration and preservation of other stream systems
- Methane remediation and soil/bedrock replacement to ensure site is stable; reduced carbon emissions, and improved air quality
- Own-dedicated GA Power substation; energy-efficient design (LEED)
- 3,000 FTE Construction Jobs / 100 FTE Permanent Jobs
- DRI State Filing
  - <https://apps.dca.ga.gov/DRI/InitialForm.aspx?driid=4482>

# Downtown Development Authority

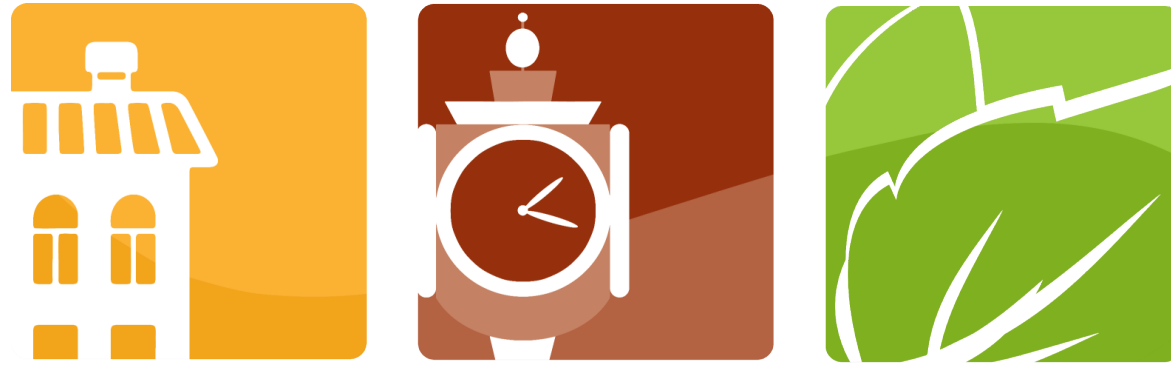
- **College Street Development**
  - Residential / mixed-used Development (proposed)
- **Main Street Development**
  - Mixed-Use Development (proposed)
- **Carter's Cleaners**
  - Artist wants to remove and preserve the Art Deco neon sign
- **891 Forest Parkway – 4987 East Street**
  - Parcel Split & Rezoning – Survey Submitted
- **Gillem 600 Tax Abatement**
  - Pending (DDA)
- **Scannell Spec Building – Gillem**
  - Tax Abatement (DDA) pending
- **Digital Realty**
  - Tax Abatement (DDA) pending; Presented to BOC (November 11<sup>th</sup>) for consideration of County Tax Abatement
  - CBA proposal for approval
  - Cleaning & remediation of site; Phased development; 2028 completion;
- **Property Management**
  - New Broker / Property Manager needed
  - Vacant property at 819 Forest Parkway
- **Public Relations / Marketing**
  - Media Placement with Site Selection Magazine (under review)
  - Digital Media placement with Multiview (under review)
- **4879 West Street (Auto Brokerage)**
  - Development plans (pending)
- **4882 Hale Road**
  - Property sold for single family home build (July 2025)
  - Development plans (pending)
- **NOUVEAU ON MAIN (751-771 Main Street)**
  - Property sold for mixed-use development (March 2025)
  - Plans not submitted; still waiting on update from owner
- **Admin / Board**
  - Re-bid of landscape services
  - 2 board positions up for renewal
  - Need New IGA with PW

# Urban Redevelopment Agency

- **Metcalf Road Extension**
  - Road Construction
  - Lighting Plan w/ GA Power
- **Expansion of URA Boundaries**
- **Park at Fort Gillem**
  - Stabilization & Redevelopment
- **330 Forest Parkway**
  - Mixed-Use Development (proposed)
- **Stephen's Lake**
- **Gillem 600 Tax Abatement**
  - Pending (DDA)
- **Scannell Spec Building – Gillem**
  - Groundbreaking held October 23<sup>rd</sup>
  - Tax Abatement (DDA) pending
- **GIS System – Replat of Gillem properties**
- **Gun Range Renovation / Reorientation**
- **Grapevine Development - 833 Forest Parkway**
- **HD Supply**
  - Parking lot modifications for new generators
- **Digital Realty**
  - Tax Abatement (DDA) pending
  - CBA (DDA) pending
  - FAQs (pending – final legal review)
  - Presented to BOC (November 11<sup>th</sup>) for consideration of County Tax Abatement
  - Cleaning & remediation of site
  - Blasting Permits – issued by Fire Marshal
  - Phased development; 2028 completion

# Development Authority

- **STRATEGIC BOARD RETREAT– June 24<sup>th</sup>**
- **794 MAIN STREET - GUCA TRAINING CENTER (CONTRACT)**
  - Under contract as of May 2025; Expansion of Georgia Utility Contractors Association HQ & Training Facility
  - Planning Commission June 18, 2026
- **760-770 MAIN STREET – FLORENCE ON MAIN (CONTRACT)**
  - Mixed-use 60-unit LMI apartment complex; Under contract to Prestwick Development as of May 2025
  - DA approved extension to PSA; DA approved private enterprise agreement; Developer resubmitted to DCA for 2026 tax credits; FP awarded GICH letter
- **670 MAIN STREET (PENDING LEASE)**
  - Lease negotiations pending
- **803 MAIN - CARTER ON MAIN**
  - Property sold to private developer nearly four (4) years ago; DA has no legal standing at this time to compel development
  - Developer has been non-responsive as of the past several months; no movement on project
- **850 MAIN STREET REDEVELOPMENT**
  - Completion of renovations pending funding
  - Finalizing event rental agreement for ballroom
  - Finalizing lease terms for 5 micro-suites
  - Finalizing lease terms for “café” space
- **842 MAIN STREET (RESTAURANT/RETAIL PARK – PROPOSED)**
  - Research phase; reached out to engineers for engineer site plan and infrastructure; coordination with PCD on zoning requirements; initial meeting with PW on critical needs
- **5035 JONESBORO ROAD – PROPOSED EV PARK**
  - Early concept phase; pre-development discussions with potential developer.



CITY OF  
**FORESTPARK**  
ECONOMIC DEVELOPMENT

