



**CITY OF ALPHARETTA
DEVELOPMENT AUTHORITY**

APPLICATION FOR REVENUE BOND INDUCEMENT LETTER

GENERAL DESCRIPTION

Application Fee of \$500.00 Paid: Yes ☐ No ☒

Date: 07 / 22 / 2020

Name of Applicant: TPA Group, LLC or its affiliate Phone: 770-436-7921

Name of Property Owner if different: _____

Address: (1) Home Office: 1776 Peachtree Street, NW, Suite 100 (2) Local Office: _____

Atlanta, Georgia 30309 _____

Business to be conducted in Alpharetta: Mixed-Use Economic Development Project

General description of proposed project, including location: The Project will consist of (a) approximately 310,000 square feet of new Class "A+" office space with two office buildings, (b) approximately 26,000 square feet of new retail space, and (c) 255 new units of multi-family housing. The total project is estimated to cost approximately \$200,000,000.

(STREET ADDRESS IF AVAILABLE)

Is land under option or contract? Yes ☒ No ☐

FINANCING

Proposed size of bond issue: \$ Up to \$200,000,000

Type of Issue: Small Issue ☐ 501(C)(3) ☐ Refinancing ☐
Other ☒ Describe: Taxable Revenue Bond

PLEASE FURNISH THE FOLLOWING INFORMATION AS SOON AS KNOWN:

Underwriter name and address, Lender(s) name and address, Name and address of Bond Counsel and/or Company Attorney.

Bond Counsel/Company Counsel: Gray Pannell & Woodward LLP, 347 West Hancock Ave., Suite 100, Athens, Georgia 30601

I attest that I have read and understood the questions contained herein and that the responses I have provided are accurate, to the best of my knowledge.

Sworn to and subscribed before me this 23 day of July, 2020 Crawford Arnold Name of Applicant (please print)
[Signature] [Signature] Signature of Applicant
Notary Republic ALEXANDRA LOGAN My Commission Expires 11-19-2021 COBB COUNTY, GEORGIA



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PROJECT OVERVIEW

1. Project Title: 360 Tech Village
2. Size of property and legal description, if known: 55 acres located at the intersection of Haynes Bridge Rd. and GA 400
(Legal description is attached.)
3. Size of facility: Approximately 310,000 square feet Office, 26,000 square feet retail and 255 units of multi-family housing.
4. Number of employees: Approximately 2,000 Construction Jobs and 1,700 new Permanent Jobs

Percentage of employees that are anticipated to be North Fulton residents: Not Available
5. What are the volumes and peak hours of traffic projected as a result of this proposal? Daily traffic total of 8,930 (4,465 in and 4,465 out) with 779 AM peak and 848 PM peak.
6. Number of parking spaces: 4 new parking decks and surface parking with approximately parking spaces 1,700
7. Please estimate the project's expected impact on Utilities: _____
 - a. Schools: 22-171 total new students
 - b. Water: _____
 - c. Police: _____
 - d. Sewer: _____
 - e. Fire: _____

PLEASE SUBMIT:

1. **A ONE PAGE PROJECT SUMMARY**
 2. **A DETAILED DESCRIPTION OF THE PROJECT**
 3. **ATTACHED CERTIFIED FINANCIAL STATEMENTS FOR THE LAST THREE (3) YEARS, OR GIVE AN EXPLANATION AS TO WHY THE SAME ARE NOT AVAILABLE.**
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8. The City of Alpharetta desires to create an ongoing relationship with the applicant. Does the applicant wish to partner in the City of Alpharetta through sponsoring of special events, arts initiatives, parks and recreation programs, or City sponsored sports leagues?

To discuss at Presentation

Yes _____ No _____

Which program(s) and initiatives will the applicant desire to support within the City of Alpharetta?

What ongoing yearly dollar figure may be associated with your investment?

Inclusive of their contact information and email address; who is the appropriate contact for the City to contact within your organization?

Name and Title

Cell Phone Number

Email Address

9. Does the applicant wish to partner with Fulton County Schools that benefit Alpharetta residents?

Yes _____ No _____

To discuss at Presentation

What program(s) within the Fulton County School System would the applicant?

What yearly dollar figure may be associated with your investment?

Inclusive of their contact information and email address, who is the appropriate contact for the city to contact within your organization.

Crawford Arnold - Director
Name and Title

678-576-6393
Cell Phone Number

Carnold@tpc-svp.com
Email Address



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FOR STAFF USE

1. What is the current zoning for the site? _____ Proposed Zoning? _____
2. What is the current Land Use indicated in the Comprehensive Plan for the site? _____

3. What is the proposed Land Use? _____



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CRITERIA FOR PRIORITY RANKING OF DEVELOPMENT AUTHORITY REVENUE BOND FINANCING PROJECTS

The criteria below will be used as a general guideline by the Alpharetta Development Authority in evaluating and setting priority ranking for proposed revenue bond financing projects.

1. The Project's benefits to the City outweigh the costs.
2. The Project is consistent with the Comprehensive Plan.
3. The Project contributes to augmenting the quality of life in Alpharetta through elements such as the following:
 - a) it contributes to recreation, cultural and/or educational opportunities;
 - b) it enhances community spirit and awareness;+
 - c) it significantly increases employment;
 - d) it increases property and/or sales tax revenue;
 - e) it enhances Alpharetta's image as a signature city;
 - f) it furthers the City's objective of being a full-service community;
 - g) it remains consistent with the environmental standards set by the City of Alpharetta.
4. The Project does NOT materially adversely affect the quality of life in Alpharetta through elements such as significantly increase traffic in congested areas during peak periods.
5. The Project helps achieve balance by adding to an area or sector currently underserved by existing businesses in Alpharetta.