

# Georgia World Congress Center Authority

## BOARD OF GOVERNORS MEETING

November 28, 2017



**Authority**



**Financial**



**ACVB**



**Facilities**



**RESOLUTION**  
**Hotel Project Development Agreement**  
**&**  
**Reimbursement for Capital Expenditures from**  
**Bond Proceeds**

Pargen Robertson, GWCCA Legal Counsel





# Hotel Project Development Agreement

Pursuant to the Site Coordination Agreement executed between the Authority and the Atlanta Falcons Stadium Company, LLC (“StadCo”) dated May 18, 2015, the Authority reserves a right to redevelop a portion not to exceed 60,0000 square feet of the Georgia Dome Site (the “Limited Redevelopment Right”).





# Hotel Project Development Agreement

Over the last several months the Authority has discussed with Drew Company, Inc. the possibility of execution of a Predevelopment Agreement in respect of the potential development and operation of a hotel on the site of the former Georgia Dome pursuant to the Authority's Limited Redevelopment Right.





# Reimbursement for Capital Expenditures from Bond Proceeds

Pursuant to O.C.G.A. §10-9-40, the Authority has the power and is authorized to provide by resolution essentially for the issuance of revenue bonds not in excess of the cumulative principal sum of \$400 million.





# Reimbursement for Capital Expenditures from Bond Proceeds

The Authority intends to finance this Hotel Project with hotel revenue bonds in a principal amount currently not expected to exceed \$380,000,000, the interest on which will be excluded from gross income for federal income tax purposes.





# Reimbursement for Capital Expenditures from Bond Proceeds

The Authority has paid or anticipates paying the costs of certain capital expenditures relating to the Hotel Project (the “Expenditures”) from its own funds prior to the closing of the Bonds.





# Reimbursement for Capital Expenditures from Bond Proceeds

The Authority expects to reimburse itself for the Expenditures from the proceeds of the Bonds, and U.S. Treasury Regulations applicable to the tax-exempt status of the Bonds require that the Authority declare its “official intent” to reimburse itself for the Expenditures from the proceeds of the Bonds.







# Reimbursement for Capital Expenditures from Bond Proceeds

With this Resolution the Board of Governors essentially would authorize the Executive Director to continue to negotiate and execute with Drew Company, Inc. a proposed Predevelopment Agreement for the Hotel Project.

Additionally, the Board would declare its official intent to reimburse the Authority for Expenditures incurred and paid on or after November 1, 2017 from the proceeds of the Bonds when issued.

**Note: Importantly, this is not a resolution to authorize issuance of the bonds. That will require another later resolution by this Board, a resolution by GSFIC, and other procedural steps to be taken later in the process.**





Questions?

