

1 **A RESOLUTION TO APPROVE A GRANT FROM FUNDS PREVIOUSLY SET ASIDE**
2 **TO SUPPORT THE CREATION OF 194 NEW HIGH-QUALITY JOBS AND TO PROVIDE**
3 **OPPORTUNITIES FOR AREA STUDENTS AND GRADUATES TO ENTER HIGH-**
4 **GROWTH CAREERS; TO CATALYZE A \$32.9 MILLION INVESTMENT BY**
5 **MERCEDES-BENZ AND FURTHER PRIVATE INVESTMENT IN FULTON COUNTY;**
6 **AND FOR OTHER PURPOSES.**

7
8 **WHEREAS**, the Fulton County Board of Commissioners recognizes the
9 importance of economic development efforts that attract private investment, expand
10 economic opportunity, create high-quality jobs and retain area talent; and

11 **WHEREAS**, Mercedes-Benz's decision to establish its new Research &
12 Development facility in Atlanta represents a significant economic development win for
13 Fulton County and the State of Georgia; and

14 **WHEREAS**, the facility's strategic location near Georgia Tech and the Atlanta
15 University Center will strengthen connections between education, research, and industry
16 and help create direct pathways for talent development, workforce development, and
17 long-term career opportunities; and

18 **WHEREAS**, during a highly competitive national site selection process, Atlanta
19 successfully competed against locations in North Carolina, Tennessee, and Michigan to
20 secure this transformational investment; and

21 **WHEREAS** the project, announced in October 2025, demonstrates the strength of
22 the "Team Georgia" collaborative economic development model, which brought together
23 the Georgia Department of Economic Development, Fulton County, Select Fulton, and
24 Invest Atlanta to work together to position the region for success; and

25 **WHEREAS**, Mercedes-Benz will redevelop existing buildings at the Northyards
26 campus at 384 Northyards Blvd. on the Westside to create a 60,530-square-foot research
27 and development facility that will generate 194 new jobs in Fulton County; and

1 **WHEREAS**, the total budget for the project is \$36.9 million which includes a \$32.9
2 million investment by Mercedes-Benz and the incentive package of \$4 million offered by
3 “Team Georgia” to secure the project; and

4 **WHEREAS** the \$4 million incentive package is made up of a \$3.5 million REBA
5 Grant and a \$500,000 Westside Tax Allocation District (TAD) Grant; and

6 **WHEREAS**, the Fulton County portion of the Westside TAD Grant for the project
7 is \$125,000, or approximately 0.34% of the total investment; and

8 **WHEREAS**, pursuant to Resolution 98-1452, adopted on November 18, 1998, as
9 amended by Resolution 05-0851 adopted on July 20, 2005, and Resolution 08-1010
10 adopted on December 17, 2008, collectively, the “County Resolution,” the Board of
11 Commissioners of Fulton County consented to the inclusion of its ad valorem property tax
12 increment to fund the Westside TAD through December 31, 2038; and

13 **WHEREAS**, the County Resolution requires that projects financed after December
14 31, 2018, with Fulton County property tax increment generated within the geographical
15 boundaries of the Westside TAD shall be subject to approval by Fulton County; and

16 **WHEREAS**, Fulton County is a party to the bond obligations committed to by the
17 Westside TAD and as such, must continue to contribute its tax increment payments to the
18 Westside TAD until such bond obligations are paid in full through 2038; and

19 **WHEREAS**, the Fulton County Board of Commissioners recognizes that the
20 highest and best use of tax increment dollars contributed to the Westside TAD is to fund
21 projects that grow the tax base, address affordability, create quality jobs, and strengthen
22 Westside Atlanta communities.

1 **NOW, THEREFORE BE IT RESOLVED** that the Fulton County Board of
2 Commissioners hereby consents to the use of \$125,000 of its Westside TAD tax
3 increment dollars to be granted to Mercedes-Benz Research and Development North
4 America, Inc. for a new research and development facility at 384 Northyards Blvd as
5 described herein.

6 **PASSED AND ADOPTED** by the Board of Commissioners of Fulton County,
7 Georgia, this _____ day of _____ 2026.

8
9
10 **FULTON COUNTY**
11 **BOARD OF COMMISSIONERS**

12
13 **Sponsored by:**

14
15
16 _____
17 Dana Barrett, Commissioner
18 (District 3)

19
20
21 **ATTEST:**

22
23
24 _____
25 Tonya R. Grier,
26 Clerk to the Commission

27
28
29 **APPROVED AS TO FORM:**

30
31
32 _____
33 Y. Soo Jo, County Attorney

JOB CREATION – ECONOMIC DEVELOPMENT
Mercedes-Benz Research and Development Center
Westside TAD Approval of \$125,000 Grant

Summary	To approve the release of \$125,000 of the Fulton County increment set aside in the Westside TAD to be used as part of a grant to redevelop underused property on the Westside for a Mercedes-Benz research and development facility that will bring 194 high-quality jobs to the area and provide opportunities for local students and graduates to enter high growth careers.
Funding Source	Westside TAD
Location	384 Northyards Blvd. Buildings 200 and 300 Atlanta, GA 30313
	Council District: 3 NPU: M APS District: 2 Fulton County District: 4
Type	Conversion/ Adaptive Reuse
Ownership/ Developer	Mercedes-Benz Research and Development North America, Inc
Construction Period	8 Months; Completion in Q4 2026

JOB CREATION – ECONOMIC DEVELOPMENT

Mercedes-Benz Research and Development Center

Westside TAD Approval of \$125,000 Grant

Project Overview

The project is a 60,530-square-foot research and development facility that will generate 194 new jobs in the City of Atlanta, with Mercedes-Benz investing \$32.9 million in the buildout.

The facility will advance Mercedes Benz’s vehicle testing, electric battery systems, and software-defined vehicle architecture, supporting the development of next-generation automotive technologies. Invest Atlanta was engaged early by the Georgia Department of Economic Development during a highly competitive site selection process, in which Atlanta competed against North Carolina, Tennessee, Michigan, and Florida. Through close collaboration with Economic Development partners at the State and Fulton County including Select Fulton, we assembled a strong, competitive incentive package, including a REBA grant, to successfully secure the project.

Incentives Package

REBA Grant	\$3,500,000
Westside TAD	\$500,000
Total Incentives	\$4,000,000

Economic Benefits

This project delivers strong economic benefits by reinforcing Atlanta’s position as a leading hub for advanced mobility and transportation technology. Strategically located near Georgia Tech and the Atlanta University Center, it strengthens the city’s talent pipeline and creates direct pathways between education, research, and industry. Additionally, the facility anchors a growing innovation hub in the Westside corridor, helping to spur catalytic investment, attract suppliers and startups, and drive long-term economic growth in the area.

DEVELOPMENT BUDGET:

Sources

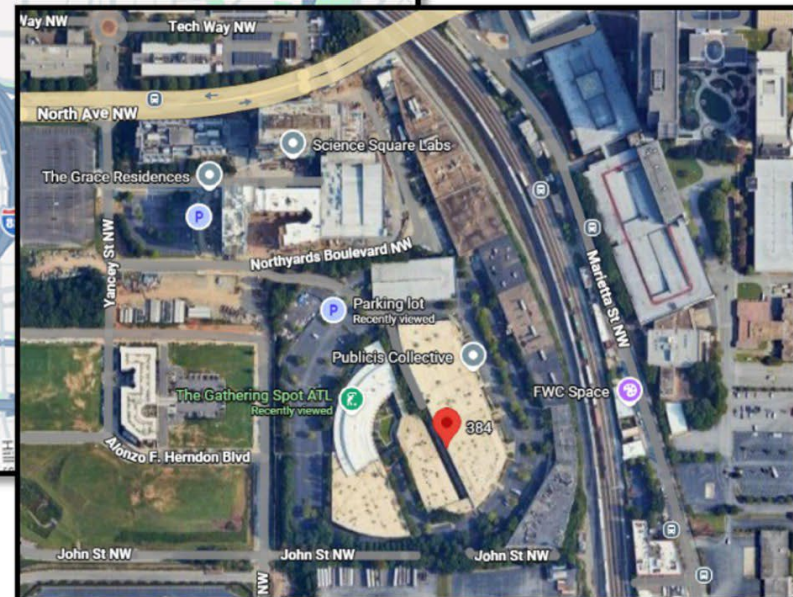
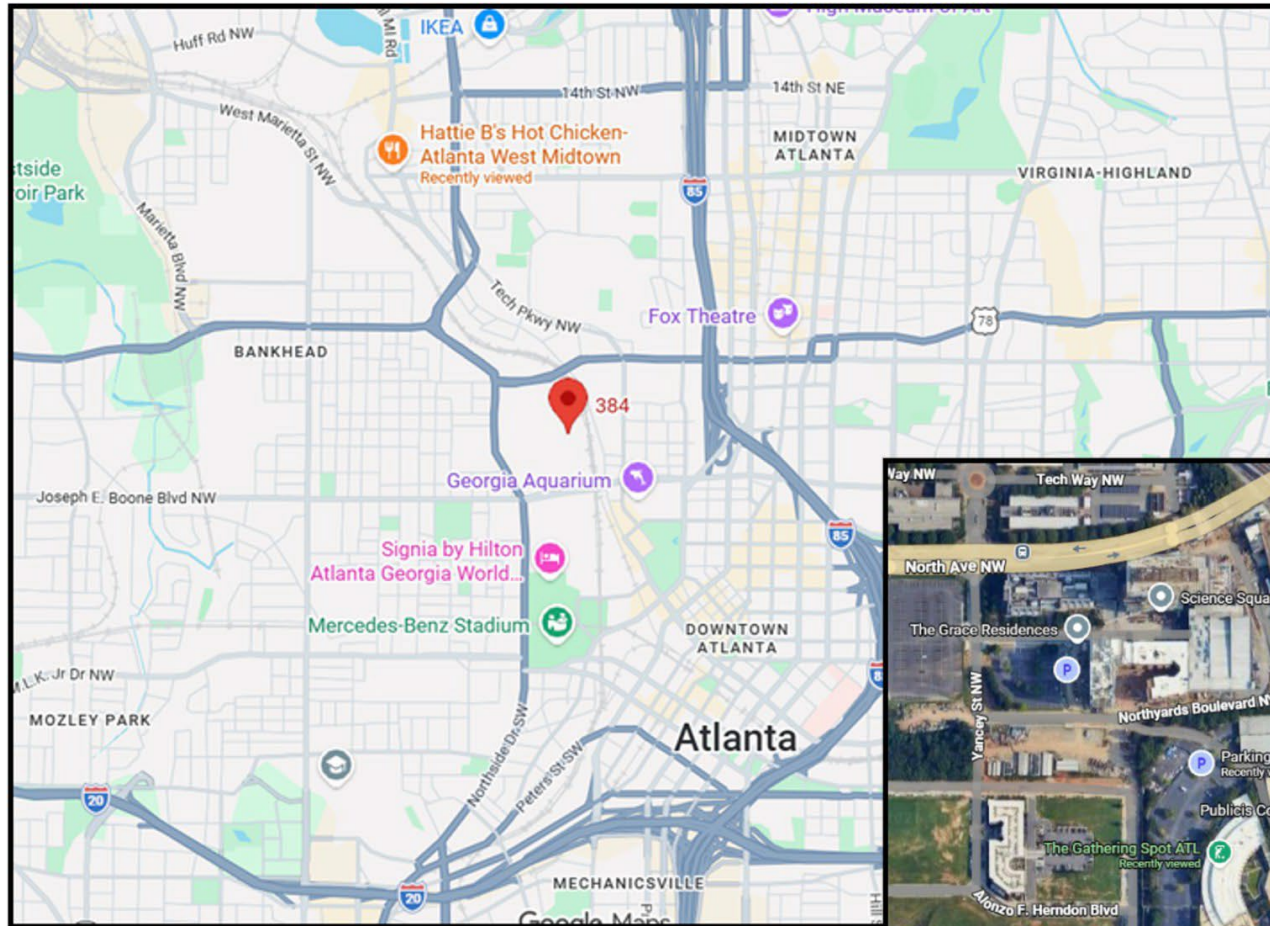
Equity	\$9,107,500
Westside TAD	\$500,000
Total Construction Sources	\$9,607,500

Uses

Hard Costs	\$8,300,000
Soft Costs	\$850,000
Contingency (5%)	\$457,500
Total Uses	\$9,607,500

JOB CREATION – ECONOMIC DEVELOPMENT
Mercedes-Benz Research and Development Center
Westside TAD Approval of \$125,000 Grant

PROJECT LOCATION MAP



JOB CREATION – ECONOMIC DEVELOPMENT
Mercedes-Benz Research and Development Center
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SITE PLAN

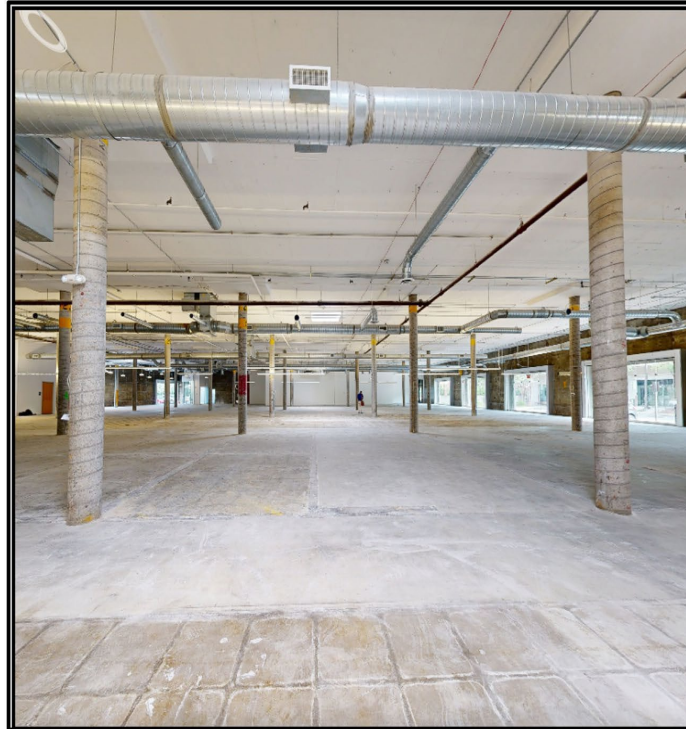


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SITE CONDITIONS PRE-CONSTRUCTION



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INTERIOR RENDERING

