

**THE ATLANTA DEVELOPMENT AUTHORITY**  
**Lease Purchase Bond Resolution**  
**Coffee Café Bakery**



<b>Summary</b>	To approve the lease purchase bond resolution on Coffee Café Bakery’s \$10,000,000 personal property investment.
<b>Tool</b>	Lease Purchase Bond
<b>Location</b>	3528 Browns Mill Road, Atlanta, GA, 30354 <b>Council District:</b> 12 <b>NPU:</b> Z <b>APS District:</b> 6
<b>Type</b>	Business Retention & Expansion
<b>Project Description</b>	<p>Coffee Café Bakery, a subsidiary of ZSC Enterprises and Chunara Food Group (CFG), provides donuts and bakery products to Dunkin’ brand restaurants.</p> <p>Coffee Café Bakery’s new 31,150-square-foot facility on the Southside will include high-tech production lines and equipment used for mixing, frying, glazing, and finishing baked goods. The new facility is in one of the city’s Federal Qualified Opportunity Zones. This food production plant will supply baked goods to more than 150 regional Dunkin’ eateries.</p> <p>Invest Atlanta worked with the Georgia Department of Economic Development, Metro Atlanta Chamber and Georgia Power on this project to retain the investment in the City of Atlanta.</p> <p>This project will allow for the retention of the existing Chunara operations in the City of Atlanta and the addition of 70 net new to jobs to the city, 68 falling in the middle-wage job category. Atlanta was selected over two additional regional competitors.</p> <p>The company has also received an EOF BRE offer from IA.</p>

<b>PROJECT AT A GLANCE</b>	
<b>Net New Jobs</b>	70
<b>Middle Wage Jobs</b>	68
<b>Real Property Investment</b>	\$2,000,000
<b>Personal Property Investment</b>	\$10,000,000
<b>Total Capital Investment</b>	\$12,000,000
<b>Total Economic Impact</b>	\$12,528,216 (IMPLAN)
<b>2020 Property Taxes Paid on Land</b>	\$23,519 (LOCI)
<b>Taxes Paid w/ Bond Over 10 years</b>	\$1,109,890 (LOCI)
<b>Taxes Saved w/ Bond Over 10 years</b>	\$269,374 (LOCI)
<b>Estimated APS Taxes Paid w/ Bond Over 10 years</b>	\$517,654 (LOCI)

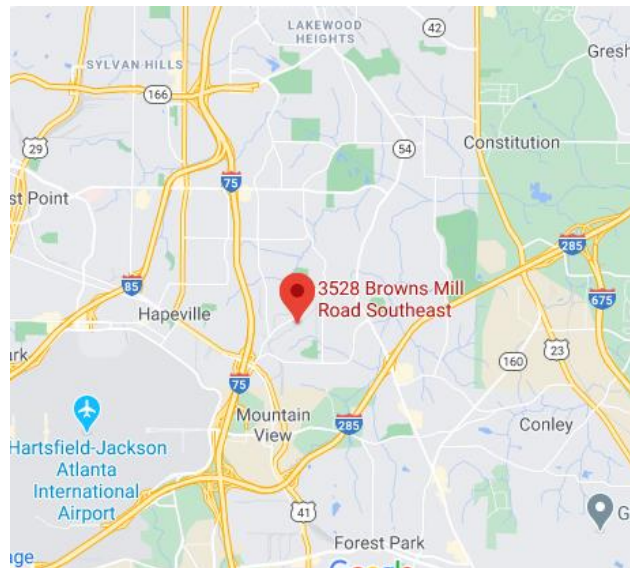
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**Economic Empowerment  
& Equity Notes**

- Will revitalize a formerly vacant facility on the Southside
- Chunara Food Group is a former Georgia Minority Business Award recipient
- Coffee Café Bakery has pledged to work with WorkSource Atlanta to identify and place workers
- Consistent with Objective 1 of the **One Atlanta Economic Mobility Plan** to provide for the “**Creation of Good Jobs**” by providing quality, middle-wage jobs on the city’s Southside.

**Map**



**Partners**

