

**Development Authority of DeKalb County, Georgia**  
**d.b.a.**  
**Decide DeKalb Development Authority**

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**Board Members  
Officers**

Mr. Tyrone Rachal  
Chair of the Authority  
President  
Urban Key Capital Partners

Mr. Don Bolia  
Vice-Chair of the Authority  
Partner  
Peachtree Government Relations

Mr. Kevin Gooch  
Secretary of the Authority  
Partner  
Alston & Bird LLP

Mr. Baoky Vu  
Treasurer of the Authority

Ms. Miranda Mack McKenzie  
Board Member of the Authority

Andrew Greenberg  
Board Member of the Authority  
Executive Director  
Georgia Game Developers  
Association

Mr. James P. Monacell  
Counsel to the Authority  
Smith, Gambrell & Russell, LLP

**Decide DeKalb Development Authority**  
Board Meeting Minutes

**Date:** August 11, 2016  
**Time:** 8:30 am  
**Location:** Task Force for Global Health  
325 Swanton Way  
Decatur, GA 30030

**Board Members Present:**

Mr. Tyrone Rachal, Chair  
Mr. Kevin Gooch, Secretary  
Andrew Greenberg, Board Member  
Miranda Mack McKenzie, Board Member

**Legal Counsel Present:**

Mr. Benjamin Brooks, Smith Gambrell & Russell

**Staff Members Present:**

Mr. Ray Gilley, President  
Mr. Dorian DeBarr, Vice President of Finance & Administration  
Mr. T.J. Filipowicz, Senior Manager, Marketing & Communications  
Ms. Kara Keene Cooper, Project Manager  
Ms. Lesia Evans, Office Coordinator  
Ms. Toyasha Vaughn, Project Coordinator

**Others Present:**

Robert Strickland, Elite Financial Services  
Lexi Erwin, Decide DeKalb, Intern  
John Mason, DeKalb County  
Luz Borrero, DeKalb County  
Ben Brooks, Smith, Gambrell & Russell, LLP  
Michael Diamond, Seyfarth Shaw, LLP  
Tommy Brunson, Fairfield Residential, LLC  
John Bell, Terwilliger Pappas  
Mark Niesse, Atlanta Journal Constitution  
Rhea Johnson, NDHCP

The August meeting of the Decide DeKalb Development Authority was called to order at 8:35 a.m. on Thursday, August 11, 2016 at Task Force for Global Health, 325 Swanton Way, Decatur, GA 30030.

**I. CALL TO ORDER**

Chairman Tyrone Rachal presided and welcomed guests.

**II. ITEMS FOR DECISION**

**A. Minutes:**

July 14, 2016 Minutes

Ms. Mack McKenzie made a motion to approve the corrected July 14, 2016 Board meeting minutes of the Decide DeKalb Development Authority. Mr. Greenberg seconded the motion, which was unanimously approved.

**B. Financial Report:**

July Financials:

Mr. DeBarr presented the performance dashboard from January to July 2016.

Mr. Greenberg made a motion to approve the July financial report. Ms. Mack McKenzie seconded the motion, which was unanimously approved.

**C. Fairfield Residential Company, LLC:**

Fairfield Residential Company, LLC seeks to invest \$38.5M in capital investment to redevelop an aging 7-acre office/retail property located near Northlake Mall and I-285. The project will include 210 multi-family units and public improvements. The company is currently proposing to set aside 10% of the units at 80% AMI for workforce housing. The PIR committee recommended approval to the full board.

Mr. Gooch made a motion to approve the Inducement Resolution of Fairfield Residential Company, LLC. Ms. Mack McKenzie seconded the motion, which was unanimously approved.

**D. Terwilliger Pappas:**

Terwilliger Pappas is a nationally renowned developer based in Charlotte, North Carolina. The developer is seeking to build the multi-family residential portion of the 365 Market by Whole Foods mixed-used development. DDDA's new incentive policy requires a 10% set aside of units at 80% AMI for workforce housing. The initial bond application did not meet the workforce housing requirements. Therefore, Terwilliger Pappas submitted a bond application including the workforce housing requirements. The PIR committee recommended approval to the full board.

Mr. Greenberg made a motion to approve the Inducement Resolution of Terwilliger Pappas. Mr. Gooch seconded the motion, which was unanimously approved.

**E. Leadership DeKalb Sponsorship for Request:**

Leadership DeKalb requested \$25,000 to support their operating budget. The Board approved \$10,000 to support the organization's programming initiatives.

Ms. Mack McKenzie made a motion to approve Leadership DeKalb's request for sponsorship. Mr. Greenberg seconded the motion, which was unanimously approved.

**F. DeKalb Chamber of Commerce Sponsorship Request:**

DeKalb Chamber of Commerce requested a \$5,000 sponsorship in support of their 12<sup>th</sup> Annual Golf Tournament which hosts more than 150 DeKalb and Metro Atlanta business leaders. The Board approved \$3,500 to support the annual golf event.

Mr. Gooch made a motion to approve the DeKalb Chamber of Commerce Sponsorship Request. Ms. Miranda Mack seconded the motion, which was unanimously approved.

**III. DISCUSSIONS/PRESENTATIONS:**

**A. President's Report**

Mr. Gilley presented the 2016 2<sup>nd</sup> Quarter IGA Report and provided an overview of the Development Authority's economic development progress. The discussion topics focused on projects in the pipeline, an overview of bond deals, DeKalb Thrives, marketing and film and the 2016 Scorecard.

A copy of the President's Report and DeKalb Thrives are included in the meeting file.

Ms. Mack McKenzie moved to adjourn the DDDA July Board meeting. Mr. Greenburg seconded the motion. Mr. Rachal adjourned the meeting at 9:48 a.m.

Adopted by the Board in the meeting  
of \_\_\_\_\_,  
(Date of Meeting)

\_\_\_\_\_  
(Signature of Presiding Officer)