



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

**Decide DeKalb Development Authority**  
Board Meeting Minutes

**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

**Date:** Thursday, December 8, 2016  
**Time:** 8:30 am  
**Location:** Taskforce for Global Health  
325 Swanton Way  
Decatur, GA 30030

**Board Members Present:**  
Tyrone Rachal, Chair  
Baoky Vu, Treasurer  
Andrew Greenberg, Board Member  
Miranda Mack McKenzie, Board Member

**Board Members Absent:**  
Don Bolia, Vice Chair  
Kevin Gooch, Secretary

**Legal Counsel Present:**  
Jim Monacell, Smith Gambrell & Russell  
Benjamin Brooks, Smith Gambrell & Russell

**Staff Members Present:**  
Ray Gilley, President  
Rolanda Daniel Thomas, Vice President of Business Development & Operations  
Dorian DeBarr, Vice President of Finance & Administration  
T.J. Filipowicz, Senior Manager, Marketing & Communications  
Kara Keene Cooper, Project Manager  
Lesia Evans, Office Coordinator  
Toyasha Vaughn, Project Coordinator

**Others Present:**  
Johnathan McKenley, DeKalb County Resident  
Rhea Johnson, NDHCP  
Michael Diamond, Seyfarth Shaw  
John Manson, DeKalb County  
Darlene Daly, City of Lithonia  
Chris Byrd, LDG Development

The December meeting of the Decide DeKalb Development Authority was called to order at 8:34 a.m. on Thursday, December 8, 2016 at Taskforce 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:**

November 10, 2016 Minutes

Mr. Greenberg made a motion to approve the December 8, 2016 Board meeting minutes of the Decide DeKalb Development Authority. Ms. Mack McKenzie seconded the motion, which was unanimously approved.

**B. Financial Report:**

November Financials:

Mr. DeBarr presented the financial performance dashboard from January to November 2016.

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

**C. 2016 Audit Proposal:**

The Development Authority has approved Rhodes, Young, Black & Duncan to conduct the 2016 Audit report. The Board has requested Dorian DeBarr, Vice President of Finance & Administration to seek competitive bids for the 2017 audit once the 2016 audit is complete.

Ms. Miranda Mack McKenzie made a motion to approve the 2016 Audit Proposal. Mr. Greenberg seconded the motion, which was unanimously approved.

**D. Final Bond Resolution for Terwilliger Pappas:**

Terwilliger Pappas is seeking to build the multi-family residential portion of the 365 Market by Whole Foods mixed-use development. The developers are requesting a bond increase from \$60M to \$64M to execute the development plan. The project is inclusive of both retail and residential and \$2.5M of the project reflects retail on the ground level of the multi-family site which cannot be separated until the project is complete. Once build-out is complete, Terwilliger Pappas plans to sale the retail portion of the project to SJC Collins. Construction is slated to begin in late January and it will take approximately 18-months before the apartments are ready for occupancy. Potential tenants are expressing interests and developers do not foresee any workforce housing issues.

Ms. Mack McKenzie made a motion to approve the Final Bond Resolution for Terwilliger Pappas. Mr. Greenberg seconded the motion, which was unanimously approved.

The Decide DeKalb Development Authority meeting adjourned at 9:00 am to convene to the DeKalb Private Hospital Authority meeting.

The Decide DeKalb Development Authority meeting reconvened at 9:07 am on Thursday, December 8, 2016 to complete the President's Report.

**III. DISCUSSIONS/PRESENTATIONS:**

**A. President's Report:**

Mr. Gilley presented the President's Report which included scorecard highlights and information on marketing, film and WE DeKalb. The Board requested a review of the WE DeKalb program during the Board Work Session in January 2017 to include discussions on planning, desired outcomes and WE DeKalb's 2017 budget. A copy of the President's Report is included in the meeting file.

Mr. Vu moved to adjourn the DDDA December Board meeting. Mr. Greenberg seconded the motion. Mr. Rachal adjourned the meeting at 9:25 a.m.

Adopted by the Board in the meeting

of \_\_\_\_\_,  
(Date of Meeting)

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