

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

**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: July 14, 2014
Time: 8:30 am
Location: Task Force for Global Health
325 Swanton Way
Decatur, GA 30030

Board Members Present:

Mr. Tyrone Rachal, Chair
Don Bolia, Vice Chair
Mr. Kevin Gooch, Secretary
Mr. Baoky Vu, Treasurer
Andrew Greenberg, Board Member
Miranda Mack McKenzie, Board Member

Legal Counsel Present:

Mr. James Monacell, Esq., Counsel to the Authority

Staff Members Present:

Mr. Ray Gilley, President
Ms. Rolanda Daniel Thomas, Vice President, Operations & Business Dev.
Ms. Araba Dowell, Vice President, Marketing & Communications
Ms. Kara Cooper, Project Manager
Ms. Shelbia Jackson, Project Coordinator
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
Eric Burton, DeKalb County
Joel Gross, Greater Conley Area Industrial, CID
Chuck Palmer, Troutman Sanders
Rhea Johnson, NDHCP
Irene Coughlin, Semperit AG
Beverly Dabney, Greater Conley Area Industrial, CID

The July meeting of the Decide DeKalb Development Authority was called to order at 8:30 a.m. on Thursday, July 14, 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:

June 9, 2016 Minutes

Mr. Greenberg made a motion to approve the June 9, 2016 Board meeting minutes of the Decide DeKalb Development Authority. Ms. Mack McKenzie seconded the motion, which was unanimously approved.

B. Board Work Session Minutes:

June 30, 2016 Minutes

On June 30, 2016 the Board met to review and discuss the 2014 DeKalb County Economic Development Strategic Plan and Policy Guidelines for Tax Incentives. The Board provided valuable feedback and revisions were later shared with the Board. The minutes were provided in the meeting file.

Mr. Gooch made a motion to approve the June 30, 2016 Board Work Session minutes. Mr. Bolia seconded the motion, which was unanimously approved.

C. Financial Report:

June Financials:

Mr. Robert Strickland presented the June financials. Mr. Strickland has served Decide DeKalb as an accounting consultant since April. This arrangement was intended to be temporary and a permanent accountant has been hired. Mr. Dorian DeBarr will be the new Vice President of Finance and Administration and will join the Development Authority in August.

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

D. Sempertrans North America Investments Corp & PJS Asset Holdings LLC:

Sempertrans North America Investments Corp and PJS Asset Holdings LLC are entering a joint venture to establish a new manufacturing conveyor belt production facility to serve North America in DeKalb County. The project is expected to make a capital investment of \$37.5M in equipment and \$4.5M in real estate improvements. The project will also result in the creation of 100 jobs with an average wage of \$35,000. The PIR committee recommended approval to the full board.

Mr. Greenberg made a motion to approve the Inducement Resolution of Sempertrans North America Investments Corp & PJS Asset Holdings LLC. Mr. Gooch seconded the motion, which was unanimously approved.

E. Inducement Resolution of Sempertrans North America Investments Corp.:

Sempertrans, the parent company of Semperit AG Holdings, is a global manufacturer of industrial rubber and plastic products based in Vienna, Austria. The company is looking to launch its first North American operation making a capital investment of approximately \$25M for a manufacturing facility. The investment will include approximately \$19M in equipment and \$6M for land and building construction. The investment will also result in the creation of 60 new jobs with an average wage of \$35,000. The PIR committee recommended approval to the full Board.

Mr. Greenberg made a motion to approve the Inducement Resolution of Sempertrans North America Investment Corp. Mr. Gooch seconded the motion, which was unanimously approved.

F. Greater Conley Industrial CID Loan Request:

Decide DeKalb Development Authority approved a loan in the amount of \$20,000 to the Conley Area Business Association (CABA) in October 2015 in order to establish a CID in the Conley industrial area. The Greater Conley Industrial CID (GCI-CID) was certified and confirmed by the DeKalb County Board of Commissioners in June. The GCI-CID has requested that the Board re-assign the loan from CABA to GCI-CID. A resolution was presented to authorize the loan and the loan documents.

Mr. Gooch made a motion to approve the Greater Conley Industrial CID Loan Resolution. Ms. Mack McKenzie seconded the motion, which was unanimously approved.

G. Policy Guidelines for Property Tax Incentives:

The Development Authority has formally drafted and refined its policy guidelines for property tax incentive bonds. This policy will provide staff and clients with a framework for vetting projects. It will also increase transparency and help clients better understand and prepare higher quality bond and incentive applications.

Mr. Greenberg made a motion to approve the Policy Guidelines for Property Tax Incentives. Mr. Gooch seconded the motion, which was unanimously approved.

H. OCO Velociti Proposal:

OCO Velociti is an online business intelligence platform provider based out of London. Velociti identifies companies with a high propensity for growth and expansion across key markets and sectors. The Development Authority plans to utilize this platform to market and promote DeKalb County as a business destination. The Authority will be the only economic development organization within the state of Georgia that can access and utilize this tool.

Mr. Vu made a motion to approve the OCO Velociti Proposal. Ms. Miranda Mack seconded the motion, which was unanimously approved.

I. Apply4 Technology, LLC Contract:

Apply4 Technology is an online permit application tool used by production teams for film and television projects. The County will be able to streamline their permit process by taking their film application procedure online with FilmApp. FilmApp, will automatically store applications, collect data and generate reports, invoices, payments and permits.

Mr. Greenberg made a motion to approve the Apply4Technology, LLC Contract. Mr. Vu seconded the motion, which was unanimously approved.

J. Xceligent Agreement:

Xceligent is a leading provider of verified commercial real estate information across the United States. They offer a comprehensive inventory of commercial properties (lease and sale), tenant information, sales comparisons, trends, market analytics and demographics. Xceligent will be integrated with the County's GIS and mapping system.

Mr. Vu made a motion to approve the Xceligent agreement. Mr. Greenberg seconded the motion, which was unanimously approved.

III. DISCUSSIONS/PRESENTATIONS:

A. President's Report

Mr. Gilley provided an update and overview on business development, marketing and film efforts. Decide DeKalb Development Authority has successfully implemented programs that continue to stimulate business growth, retention and attraction. A copy of the President's Report is 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)