

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: Thursday, November 10, 2016
Time: 8:30 am
Location: Thalia Hellenic Center
2500 Clairmont Rd,
Decatur, GA 30329

Board Members Present:

Tyrone Rachal, Chair
Baoky Vu, Treasurer
Kevin Gooch, Secretary
Andrew Greenberg, Board Member
Miranda Mack McKenzie, Board Member

Board Members Absent:

Don Bolia, Vice Chair

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
Shelbia Jackson, Project Coordinator

Others Present:

Jim McMahan, DeKalb County Board of Education
Rhea Johnson, NDHCP
Bill Holby, King & Spalding
Ryan Pratt, King & Spalding
John Manson, DeKalb County
Mark Niesse, Atlanta Journal Constitution

The November meeting of the Decide DeKalb Development Authority was called to order at 8:43 a.m. on Thursday, November 10, 2016 at the Thalia Hellenic Center, 2500 Clairmont Rd, Decatur GA, 30329.

I. CALL TO ORDER

Chairman Tyrone Rachal presided and welcomed guests.

II. ITEMS FOR DECISION

A. Minutes:

October 13, 2016 Minutes

Mr. Kevin Gooch made a motion to approve the October 13, 2016 Board meeting minutes of the Decide DeKalb Development Authority. Ms. Mack McKenzie seconded the motion, which was unanimously approved.

B. Financial Report:

October Financials:

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

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

C. Lease Renewal One Stop Emissions:

One Stop Emissions is located at 4380 Memorial Drive. The lot is subleased to One Stop Emissions, which requires authorization of an annual lease renewal.

Ms. Miranda Mack McKenzie made a motion to approve the lease renewal for One Stop Emissions. Mr. Greenberg seconded the motion, which was unanimously approved.

D. Final Bond Resolution for Task Force for Global Health:

The County has agreed for the Authority to enter into a lease-purchase agreement with Task Force for Global Health, Inc. to acquire the Clark Harrison Building which is currently owned by the County. Closing is scheduled for December. Mr. Kevin Gooch voluntarily recused himself from the vote on this agenda item due to a possible conflict.

Mr. Greenberg made a motion to approve the Final Bond Resolution for Task Force for Global Health. Mr. Vu seconded the motion, which was unanimously approved, except by Mr. Gooch who had recused himself.

E. Final Bond Resolution for International Paper:

The manufacturer has existing operations in DeKalb with 199 employees within two facilities: 131 in Lithonia and 68 in Tucker. The project includes a total investment of \$25.5M in equipment upgrades at both locations and scheduled to close before year end. Mr. Kevin Gooch voluntarily recused himself from the vote on this agenda item due to a possible conflict.

Mr. Greenberg made a motion to approve the Final Bond Resolution for International Paper Company. Mr. Baoky Vu seconded the motion, which was unanimously approved, except by Mr. Gooch who had recused himself.

F. Resolution to authorize return of Stonecrest Mall Anchor Store upon December 1, 2016 Bond Payoff:

The Development Authority issued \$4,320,000 in taxable revenue bonds to finance the land on which anchor stores for the mall were constructed. The bonds are scheduled to be paid in full on December 1, 2016.

Mr. Greenberg made a motion to approve the Resolution to authorize return of Stonecrest Mall Anchor Store upon December 1, 2016 Bond Payoff. Ms. Mack McKenzie seconded the motion, which was unanimously approved.

G. Resolution to authorize execution of documents for the Cox Automotive Project to settle prospective condemnation for highway purposes:

Cox Communications has informed the Development Authority that the State of Georgia Department of Transportation (GDOT) presented a condemnation proceeding seeking to obtain title to 3.3 acres for the construction of a new interchange at the intersection of Route 400 and Interstate 295.

Mr. Greenberg made a motion to approve the Resolution to authorize execution of documents for the Cox Automotive Project to settle prospective condemnation for highway expansion and improvement purposes. Mr. Gooch seconded the motion which was unanimously approved.

III. DISCUSSIONS/PRESENTATIONS:

A. President's Report:

Mr. Gilley presented the President's Report which included general information on current projects and initiatives. A copy of the President's Report is included in the meeting file.

Mr. Vu moved to adjourn the DDDA November Board meeting. Mr. Greenberg seconded the motion. Mr. Rachal adjourned the meeting at 9:59 a.m.

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

(Signature of Presiding Officer)