

**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, October 13, 2016  
**Time:** 8:30 am  
**Location:** Task Force for Global Health  
325 Swanton Way  
Decatur, GA 30030

**Board Members Present:**

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

**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:**

Anthony Meadows, Children's Healthcare of Atlanta  
Tom Brems, Children's Healthcare of Atlanta  
Ryan Pratt, King & Spalding  
John Mason, DeKalb County  
John McHenry, City of Tucker  
Cheryl Foster, City of Lithonia  
Eric Pinckney, The Integral Group  
Melissa Riley, International Paper  
Anne Marie Person, International Paper  
John Semeniak, McGuire Woods  
Rhea Johnson, NDHCP  
Douglass Selby, Hunton & Williams

The October meeting of the Decide DeKalb Development Authority was called to order at 9:25 a.m. on Thursday, October 13, 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:**

September 8, 2016 Minutes

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

**B. Financial Report:**

September Financials:

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

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

**C. Final Bond Resolution for Eurofins Projects (EGL Genetic Diagnostics, LLC and Atlanta Mountain Industrial Real Estate, Inc.):**

EGL Genetic Diagnostics, LLC is building a genetic testing production facility in DeKalb County within the City of Tucker, GA. The bond inducement was approved in November 2015; the capital investment is \$24.5M and has slightly increased by \$2.5M. The PIR committee recommended approval to the full board.

Mr. Bolia made a motion to approve the Final Bond Resolution for Eurofins Project (EGL Genetic Diagnostics, LLC and Atlanta Mountain Industrial Real Estate, Inc.). Mr. Greenberg seconded the motion, which was unanimously approved.

**D. Inducement Resolution of International Paper Company:**

International Paper is a global leader specializing in renewable fiber-based packaging, pulp and paper products. The manufacturer has 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. Mr. Kevin Gooch voluntarily recused himself from the vote on this agenda item due to a possible conflict of interest due to his law firm's other representations of International Paper. The PIR committee recommended approval to the full Board.

Mr. Greenberg made a motion to approve the Inducement Resolution of International Paper Company. Ms. Miranda Mack McKenzie seconded the motion, which was unanimously approved, except by Mr. Gooch who had recused himself.

**E. Doraville 60, LLC Brownfield Loan Collateral Substitution:**

In 2014, Doraville 60, LLC obtained an EPA Brownfield Revolving Loan from the DDDA for environmental remediation at the Doraville 60 site in Doraville. The Assembly Community Improvement

District and the Development Authority entered into an intergovernmental contract, to guarantee repayment of the loan, relieving Doraville 60, LLC of its pre-existing collateral requirements in exchange for the CID's pledge to guarantee the loan. The Brownfield Revolving Loan Fund (BRLF) Committee recommended approval to the full Board.

Mr. Greenberg made a motion to approve Doraville 60, LLC Brownfield Loan Collateral Substitution. Mr. Gooch seconded the motion, which was unanimously approved.

**III. DISCUSSIONS/PRESENTATIONS:**

**A. DeKalb County Industrial Land & Economy Study**

Dr. Nancey Green Leigh of Georgia Tech, presented the DeKalb County Land & Economy Study final report to the Board. The study included relevant findings, stakeholder feedback, recommendations, action steps and evaluation metrics.

A copy of the DeKalb County Industrial Land & Economy Study is included in the meeting file.

**B. 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.

Ms. Mack McKenzie moved to adjourn the DDDA July Board meeting. Mr. Gooch seconded the motion. Mr. Rachal adjourned the meeting at 10:20 a.m.

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

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