



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, Esq.
Secretary of the Authority
Partner
Alston & Bird LLP

Mr. Baoky Vu
Treasurer of the Authority

Ms. Miranda Mack McKenzie
Board Member of the Authority

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

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

Date: Thursday, March 9, 2017
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
Kevin Gooch, Secretary
Baoky Vu, Treasurer
Miranda Mack McKenzie

Board Members Absent:

Andrew Greenberg, Board Member

Legal Counsel Present:

Jim Monacell, Smith, Gambrell & Russell, LLP

Staff Members Present:

Ray Gilley, President
Rolanda Daniel Thomas, Vice President of Operations & Business Development
Dorian DeBarr, Vice President of Finance & Administration
TJ Filipowicz, Director, Marketing & Communications
Mechel McKinley, Senior Project Manager
Toyasha Vaughn, Project Coordinator
Shelbia Jackson, Project Coordinator
Kara Keene Cooper, Project Manager

Others Present:

John Manson, DeKalb County
Dan Needle, Solomon, LLC
Mike Diamond, Seyfarth Shaw

The March meeting of the Decide DeKalb Development Authority was called to order at 8:31 a.m. on Thursday, March 9, 2017 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:

January and February 2017 Minutes

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

B. Financial Report

February Financials:

Mr. DeBarr presented the February 2017 financial performance dashboard.

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

C. Ratification of AIRMI, Inc. as the broker of record for Decide DeKalb Development Authority:

Decide DeKalb Development Authority has changed brokers for insurance coverage. AIRMI is an independently-owned and operated, minority business enterprise providing expertise in Property & Causality Insurance, Employee Benefits and other related insurance needs.

Ms. Mack McKenzie made a motion to approve the Ratification of AIRMI, Inc. as the broker of the record for Decide DeKalb Development Authority. Mr. Bolia seconded the motion, which was unanimously approved.

D. Ratify Ground Lease Extension with Landlord re the 4380 Memorial Drive Property:

Mr. Monacell presented the ground lease extension regarding the 4380 Memorial Drive property. The bonds issued for DeKalb County's project extend to 2023, and that required the exercise of the final option to extend the ground lease to August 31, 2027 for the 4380 Memorial Drive Property.

Mr. Vu made a motion to Ratify and Approve the ground lease extension with Landlord re the 4380 Memorial Drive Property. Mr. Gooch seconded the motion, which was unanimously approved.

E. Resolution to Authorize a Deed to Secure Debt requested by Decatur Apartments, Inc.:

Mr. Monacell presented the resolution requested by Decatur Apartments, Inc. The company is obtaining financing and has requested the Issuer to execute a non-recourse deed to secure debt, granting the property to the lender as collateral for the loan.

Mr. Vu made a motion to approve the Resolution to Authorize a Deed to Secure Debt requested by Decatur Apartments, Inc. Ms. Mack McKenzie seconded the motion, which was unanimously approved.

F. Inducement for Solomon-Decatur, LLC:

Solomon-Decatur, LLC plans to build a 200-unit senior living facility on Clairmont Road. The facility will offer independent living, assisted living, and memory care along with transportation services, meals and activities. The developer has agreed to some affordability requirements for a portion of the units.

Mr. Bolia made a motion to approve the Inducement for Solomon-Decatur, LLC. Mr. Gooch seconded the motion, which was unanimously approved.

G. Resolution to Appoint Officers:

Effective at the commencement of the Authority meeting on April 13, 2017 the following slate of officers are appointed to serve until the first meeting of the Authority in 2019 or until replaced, unless the officer in question ceases to serve as director of this Authority.

Don Bolia, Chair
Kevin Gooch, Vice Chair
Boaky Vu, Treasurer
Miranda Mack McKenzie, Secretary

Mr. Bolia made a motion to approve the Resolution to Appoint Officers. Mr. Gooch seconded the motion, which was unanimously approved.

III. DISCUSSION/PRESENTATIONS

A. President's Report

Mr. Gilley presented the President's Report which included business development highlights, marketing, film& entertainment and WE DeKalb. A copy of the President's Report is included in the meeting file.

Ms. Mack McKenzie moved to adjourn the DDDA March Board meeting. Mr. Gooch seconded the motion. Mr. Rachal adjourned the meeting at 9:34 a.m.

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

(Signature of Presiding Officer)