



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

Decide DeKalb Development Authority

DECIDE DEKALB DEVELOPMENT AUTHORITY BOARD MEETING Board Meeting Minutes

Board Members Officers

Mr. Don Bolia
Chair of the Authority
Partner
Peachtree Government
Relations

Mr. Kevin Gooch, Esq.
Vice-Chair of the Authority
Partner
DLA Piper LLP

Ms. Miranda Mack McKenzie
Secretary of the Authority

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

Ms. Kimberly Adams
Board Member of the
Authority
Director
Cox Automotive, Inc.

Sai Reddy
Board Member of the
Authority

Rebekah Coblentz
Board Member of the
Authority
Senior Property Manager
NAI Brannen Goddard

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

Date: Saturday, January 19, 2019
Time: 8:30 am
Location: Avondale Innovation District
119 Center Street
Avondale Estates, Ga 30002

Board Members Present:

Don Bolia, Chair
Kevin Gooch, Vice-Chair
Miranda Mack McKenzie, Secretary
Andrew Greenberg, Board Member
Sai Reddy, Board Member
Rebekah Coblentz, Board Member
Kimberly Adams, Board Member

Legal Counsel Present:

Jim Monacell, Smith, Gambrell & Russell, LLP
Michael Tyner, Smith, Gambrell & Russell, LLP

Staff Members Present:

Ray Gilley, President
Dorian DeBarr, Senior Vice President and Chief Financial Officer
T.J. Filipowicz, Marketing Director
Toyasha Vaughn, Project Manager
Shelbia Jackson, Director, DeKalb Entertainment Commission
Jenee Williams, Office Manager
Jen Yun, Project Manager
Ed Nelson, Consultant

Others Present:

Jeff Rader, DeKalb County, BOC
Larry Johnson, DeKalb County, BOC
Lorraine Cochran-Johnson, DeKalb County, BOC
Stan Sugarman, SL Covington Place, LLC
Ed Rieker, Avondale Innovation District



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The January Board Meeting of the Decide DeKalb Development Authority was called to order at 8:48 a.m. on Saturday, January 19, 2018 at Avondale Innovation District, Avondale Estates Ga 30002.

I. CALL TO ORDER

Chairman Don Bolia presided.

II. ITEMS FOR DECISION

A. Minutes:

November Minutes

Ms. Coblenz made a motion to approve the November 8th, 2018 Board meeting minutes of the Development Authority of DeKalb County. Mr. Greenberg seconded the motion, which was unanimously approved.

B. Financial Report:

December Financials

Mr. DeBarr presented the December 2018 financial performance dashboard.

Ms. Coblenz made a motion to approve the December financials. Ms. Adams seconded the motion, which was unanimously approved.

C. Ratification of Unwinding of 2007 Bond Transaction and Transfer of Assets to Bottling Group, LLC:

Because of a possible conflict of interest with Pepsico that Ms. Coblenz disclosed, she was excused from the room. Mr. Monacell continued on to explain that in 2007, Bottling Group, LLC was issued a \$60,000,000 taxable bond deal to finance the acquisition, construction and equipping of certain land, facilities and equipment in DeKalb County. The bond is paying off, and all assets will thus be transferred to Bottling Group, LLC however, the transfer requires board ratification.

Ms. Mack McKenzie made a motion to approve the Unwinding of 2007 Bond Transaction and transfer Assets to Bottling Group, LLC. Mr. Greenberg seconded the motion, which was unanimously approved.

D. Ratification of Agreement with Advance DeKalb, Inc.:

Following the POWER 10 feasibility study for a possible capital campaign to accelerate DeKalb County's economic growth through new and expanded economic development programs, Decide DeKalb sponsored the creation of Advance DeKalb, Inc. Advance DeKalb will be an independent nonprofit corporation that will conduct the campaign and allocate the funds raised as it sees fit for the accomplishment of Advance DeKalb's primary goals. The Authority seeks to ratify an agreement with Advance DeKalb in order to seek reimbursement for costs incurred to create Advance DeKalb over a 5 year period.

Advance DeKalb is governed by an independent, self-sustaining board of directors, of which no director or employee of Decide DeKalb may serve.

Ms. Adams made a motion to approve the ratification of agreement with Advance DeKalb. Ms. Mack McKenzie seconded the motion, which was unanimously approved.

E. Approval of SL Covington Place, LLC BRLF Program Application:



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The SL Covington Place location spans a 15-acre parcel located in the Redan Village neighborhood, and contains 3 existing buildings totaling 111,000+ square feet. The buildings will be occupied by retail tenants on 5-20 year leases with \$2.5 million spent by SL Covington Place for tenant improvements.

With the Decide DeKalb Brownfield Revolving Loan Funds, SL Covington Place, LLC can complete the necessary clean-up process which will require a qualified abatement contractor to remove contaminated soil prior to renovation/mitigation work. SL Covington Place, LLC estimated hiring 75 people onsite.

Mr. Greenberg made a motion to approve the SL Covington Place, LLC BRLF Program Application. Ms. Coblenz seconded the motion, which was unanimously approved.

F. President’s Report:

Mr. Gilley announced that his Decide DeKalb contract has ended and he has decided to move in another direction. He mentioned that he has enjoyed his time here at Decide DeKalb and working with the board and staff and believes that during his time here he was able to make strides for economic development within the county.

He will be relocating to Prince Georges County, Maryland where he will take on his new role as Deputy Chief Administrative Officer for Economic Development. The board thanked Mr. Gilley for his service and wished him the best of luck in his future endeavors.

The DeKalb Development Authority Board Meeting adjourned at 9:06 a.m. to convene to the Work Session.

Adopted by the Board in the meeting

of _____,
(Date of Meeting)

(Signature of Presiding Officer)