



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

Decide DeKalb Development Authority

DECIDE DEKALB DEVELOPMENT AUTHORITY
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
Alston & Bird LLP

Ms. Miranda Mack
McKenzie
Secretary of the Authority

Mr. Baoky Vu
Treasurer 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, June 8, 2017
Time: 8:30 am
Location: Decide DeKalb
125 Clairemont Avenue, Suite 150
Decatur, GA 30030

Board Members Present:

Don Bolia, Chair
Kevin Gooch, Vice Chair
Andrew Greenberg, Board Member
Miranda Mack McKenzie, Secretary

Board Members Absent:

Baoky Vu, Treasurer

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
Kara Cooper, Project Manager
Toyasha Vaughn, Project Coordinator
Lesia Evans, Office Coordinator

Others Present:

Natalia Pearson-Farrer, Smith, Gambrell & Russell, LLP
Luz Borrero, DeKalb County
John Manson, DeKalb County
Anna Sexton, DeKalb County
Christopher Sanders, East Metro DeKalb CID

The June meeting of the Decide DeKalb Development Authority was called to order at 8:31 a.m. on Thursday, June 8, 2017 at Decide DeKalb Development Authority, 125 Clairemont Avenue, Suite 150, Decatur, GA 30030.

I. CALL TO ORDER

Chairman Don Bolia presided and welcomed guests.

II. ITEMS FOR DECISION

A. Minutes:

May 2017 Minutes

Mr. Gooch made a motion to approve the May Board meeting minutes of the Decide DeKalb Development Authority. Mr. Greenberg seconded the motion, which was unanimously approved.

B. Financial Report

May Financials:

Mr. DeBarr presented the May 2017 financial performance dashboard.

Ms. Mack McKenzie made a motion to approve the May financials. Mr. Greenberg seconded the motion, which was unanimously approved.

C. Approval of IEDC 2018 Annual Conference Sponsorship:

The International Economic Development Council (IEDC) is a nonprofit, nonpartisan membership organization serving economic developers around the world with more than 4,700 members. Next year, the IEDC annual conference will be held in Atlanta. Ray Gilley, President, asked Decide DeKalb Board of Directors to sponsor the conference at the Diamond level (\$15,000). Half of the sponsorship dollars will be paid this year and the remaining amount will be fulfilled in 2018. Sponsorship includes recognition in conference marketing materials and conference registrations. The Board asked Mr. Gilley to reach out to the CEO's office and extend invitations to members of the office as participants during the conference with complimentary seats provided within the sponsorship level package.

Ms. Mack McKenzie made a motion to approve the IEDC 2018 Annual Conference Sponsorship. Mr. Greenberg seconded the motion, which was unanimously approved.

D. Resolution to authorize documentation for an Alternate Letter of Credit to support Inland Fresh Seafood, Inc. Project Bonds:

In 2007, The Development Authority issued a tax-exempt bond to Inland Seafood. The bonds were originally secured by a Letter of Credit issued by Bank of America which expired in 2010, then, secured by Fifth Third Bank in 2012. JP Morgan Chase Bank has agreed to issue Inland Seafood an irrevocable direct-pay Alternate Letter of Credit to secure payments of debt service on the bonds. The Alternate Letter must satisfy requirements set out in the bond documents. Inland Seafood is requesting the Authority to authorize the execution of any necessary documents by adopting the resolution.

Mr. Greenberg made a motion to approve the Resolution to authorize documentation for an Alternate Letter of Credit to support Inland Seafood, Inc. project bonds. Ms. Mack McKenzie seconded the motion, which was unanimously approved.

E. Approval of FY 2018 proposed Operation and Maintenance Budget for the Atlanta VA Regional Office:

The Development Authority has outstanding bonds for the Atlanta VA Regional. Per the Enhanced Use Lease (EUL) and Facilities Use Agreement (FUA) between the U.S. Department of Veteran's Affairs and the Development Authority, the Atlanta Veteran's Affairs Regional Office is obligated to provide a

budget to DDDA each year, to receive approval from its Board. A projected operating budget for fiscal year 2018 (FY'18) was provided. The budget has already been approved by the VA.

Mr. Greenberg made a motion to approve FY 2018 proposed Operation and Maintenance Budget for the Atlanta Regional Office. Ms. Mack McKenzie seconded the motion, which was unanimously approved.

DISCUSSION/PRESENTATIONS

A. President's Report

Mr. Gilley presented the 2017 1stQ IGA update which included highlights on business development, marketing, film & entertainment highlights and WE DeKalb. DDDA is in the second to last year of the IGA and working on diversifying its funding sources. The Development Authority is looking at best practices for resources for funding economic development. There are three TAD districts in DeKalb County and the Authority is currently developing a TAD Administration Agreement within our IGA, TAD guidelines and a Kensington TOD Masterplan Development MOU to submit to the County for review. CEO Thurmond of DeKalb County has identified two new board members that are in the interview and confirmation process. A copy of the full President's Report is included in the meeting file.

Mr. Gooch moved to adjourn the DDDA June Board meeting. Mr. Greenberg seconded the motion. Mr. Bolia adjourned the meeting at 9:15 a.m.

Adopted by the Board in the meeting

of _____,
(Date of Meeting)

(Signature of Presiding Officer)